

# 104-112 SOUTH ARM DRIVE, WONGA BEACH

## Planning Report for Reconfiguring a Lot (1 Lot into 2 Lots)



405757  
A  
23 June 2025

## REPORT

### Document status

Version	Purpose of document	Authored by	Reviewed by	Approved by	Review date
A	Planning Report	S. Devaney	P. Clifton	S. Devaney	19/06/2025
B	Client Review	S. Devaney			

### Approval for issue

Stacey Devaney

[Signature]

[Date]

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## SUMMARY

**Table 1: Summary**

Details			
Site Address:	104-112 South Arm Drive, Wonga Beach		
Real Property Description:	Lot 10 on RP746153		
Site Area:	10,000m <sup>2</sup>		
Regional Plan Land Use Designation:	Rural Living Area		
Zone:	Rural Residential Zone		
Owner(s):	Norman Arthur Clinch and Betty Veronica Clinch		
Proposal			
Brief Description/ Purpose of Proposal	Development Permit for Reconfiguring a Lot (1 Lot into 2 Lots)		
Application Details			
Aspect of Development	Preliminary approval	Development permit	
Material change of use	<input type="checkbox"/>	<input type="checkbox"/>	
Building Work	<input type="checkbox"/>	<input type="checkbox"/>	
Operational Work	<input type="checkbox"/>	<input type="checkbox"/>	
Reconfiguration of a Lot	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Assessment Category	<input checked="" type="checkbox"/> Code	<input type="checkbox"/> Impact	
Public Notification	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes:	
Superseded Planning Scheme Application	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	
Referral Agencies			
Agency	Concurrence	Advice	Pre-lodgement response
Nil	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes <input type="checkbox"/> No
Pre-lodgement / Consultation			
Entity	Date	Contact Name	
Council DA Team	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
Other			
Council officer/s previously involved:			
Applicant contact person	Stacey Devaney Senior Planner D: +61 7 4276 1033 E: <a href="mailto:stacey.devaney@rpsconsulting.com">stacey.devaney@rpsconsulting.com</a>		

# 1 INTRODUCTION

RPS AAP Consulting Pty Ltd has been engaged by Norm and Betty Clinch (the 'applicant') to seek development approval for Reconfiguring a Lot (1 Lot into 2 Lots), over land at 104-112 South Arm Drive, Wonga Beach, described as Lot 10 on RP746153.

The site is an irregular shaped rural allotment with a total site area of 10,000m<sup>2</sup> and frontage to South Arm Drive of approximately 97 metres. The site is currently improved by a single detached dwelling house and an ancillary Class 10 shed with an attached granny flat. Access to the two buildings is provided from South Arm Drive via an existing crossover and constructed driveway. The site also contains a boat ramp at the rear of the site for access to South Arm branch of the Daintree River. The site has been historically cleared with limited vegetation comprising remnant and exotic species remaining on site..

The surrounding locality is characterised by predominantly detached dwelling houses on rural residential or rural lifestyle lots.

The proposal comprises the subdivision of land for the creation of two rural lifestyle lots. One lot would contain the existing dwelling house, ancillary shed and boat ramp, with access via the existing crossover from South Arm Drive. A second would be created to the north of the existing dwelling with a separate access from South Arm Drive. Both proposed lots would have a minimum lot size exceeding 4,000m<sup>2</sup> and be accessible via existing rural crossovers from South Arm Drive.

The land is contained within the Douglas Shire Regional Council and the Douglas Shire Regional Council Planning Scheme 2018 (V1.0), identified within Rural Residential Zone. The site is identified as being affected by the following applicable overlays:

- Acid Sulfate Soils Overlay;
- Coastal Processes Overlay;
- Flood Storm Hazard Overlay;
- Natural Areas Overlay; and
- Transport Road Hierarchy Overlay.

The Table of Assessment identifies the subdivision of land (Reconfiguring a Lot) as requiring the submission of a code assessable application to Douglas Shire Council. As a code assessable application, the council, in determining the application, are only able to have regard to the applicable codes.

This report provides greater detail on the nature of the proposal and provides an assessment of the proposal against the intents and code requirements of relevant statutory planning documents. Based on this assessment the proposal is recommended for approval subject to reasonable and relevant conditions.

## 2 SITE DETAILS

### 2.1 Site Particulars

The subject site is an irregular shaped rural residential lot with an area of 10,000m<sup>2</sup>. The site adjoins the South Arm branch of the Daintree River and has been historically cleared of remnant vegetation. The site slopes from the east to west, with stormwater discharging to the tributary of the Daintree River. The site is improved by an existing detached dwelling house and an ancillary shed located within the southern portion of the site. The northern portion of the site is vacant with frontage to South Arm Drive and sparsely vegetated.

An additional outbuilding formally located within the rear portion of the site has been removed, as depicted in **Figures 1** and **3**.

Key details of the subject site are as follows:

**Table 2: Site Particulars**

Site Particulars	
Site Address	104-112 South Arm Drive, Wonga Beach
Real Property Description	Lot 10 on RP746153
Site Area	10,000m <sup>2</sup>
Landowner(s)	Norman Arthur Clinch and Betty Veronica Clinch

The site location and its extent are shown in **Figure 1** and Error! Reference source not found. below respectively.

Certificate/s of title confirming site ownership details are included at **Appendix A**.



**Figure 1 Site Location**

Source: Queensland Globe



Figure 2 View of Proposed Lot 1 from South Arm Drive

Source: Google Earth Pro, 2025



Figure 3 View of Proposed Lot 2 from South Arm Drive

Source: Google Earth Pro, 2025

## 2.2 Planning Context

The planning context of the site includes the following:

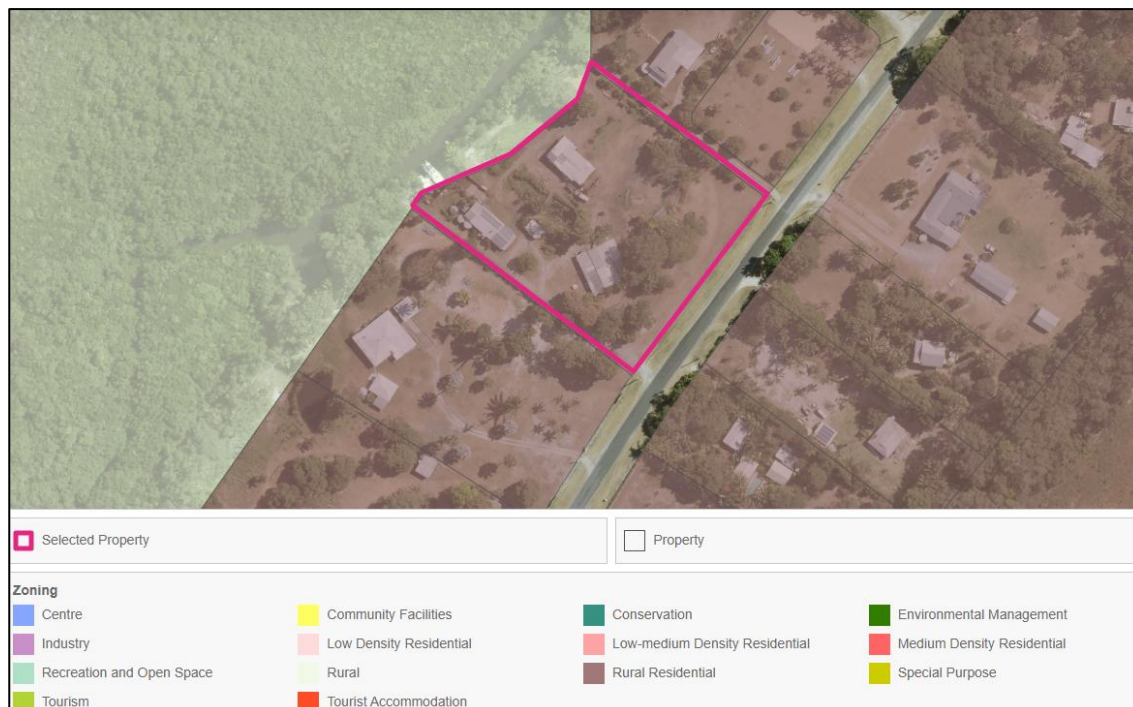
Table 3: Planning Context

Instrument	Designation
State Planning Policy	
Environment and Heritage	<p>Biodiversity:</p> <ul style="list-style-type: none"><li>○ MSES – Regulated vegetation (category B);</li><li>○ MSES – regulated vegetation (essential habitat);</li><li>○ MSES – Wildlife habitat (endangered or vulnerable);</li><li>○ MSES – Regulated vegetation (wetland);</li><li>○ MSES – Wildlife habitat (special least concern animal); and</li><li>○ MSES – Regulated vegetation (category R).</li></ul> <p>Coastal Environment:</p> <ul style="list-style-type: none"><li>○ Coastal management district.</li></ul>
Natural Hazards and Resilience	<p>Natural Hazards and Resilience:</p> <ul style="list-style-type: none"><li>○ Flood Hazard Area – local government flood mapping area;</li><li>○ Flood hazard area – Level 1 – Queensland floodplain assessment overlay;</li><li>○ Medium storm tide inundation area;</li></ul>

Instrument	Designation
	<ul style="list-style-type: none"> <li>High storm tide inundation area.</li> </ul>
<b>Development Assessment Mapping</b>	
Coastal Protection	<ul style="list-style-type: none"> <li>Coastal management district;</li> <li>Coastal area – erosion prone area;</li> <li>Coastal areas – medium storm tide inundation area;</li> <li>Coastal area – high storm tide inundation area.</li> </ul>
Wetland Protection Area	<ul style="list-style-type: none"> <li>Wetland protection area trigger area.</li> </ul>
Regulated Vegetation	<ul style="list-style-type: none"> <li>Regulated vegetation management map (Category A and B extract)</li> </ul>
<b>Far North Queensland Regional Plan 2009-2031</b>	
Regional Plan Designation	<ul style="list-style-type: none"> <li>Rural Living Area</li> </ul>
<b>Douglas Shire Regional Council Planning Scheme 2018 (v1.0)</b>	
Zoning	<ul style="list-style-type: none"> <li>Rural Residential Zone</li> </ul>
Overlays	<ul style="list-style-type: none"> <li>Acid Sulfate Soils Overlay;</li> <li>Coastal Processes Overlay;</li> <li>Flood Storm Hazard Overlay;</li> <li>Natural Areas Overlay; and</li> <li>Transport Road Hierarchy Overlay.</li> </ul>

Zoning of the subject site and surrounding lands is shown on **Figure 4**.

Other relevant mapping, including overlays, and state interests is provided at **Appendix B**.



**Figure 4 Zoning**

Source: Douglas Shire Planning Scheme 2018 (v1.0)

## 3 PROPOSAL

### 3.1 Overview

The application seeks development approval for reconfiguring a Lot (1 Lot into 2 Lots), over land located at 104-112 South Arm Drive, Wonga Beach, described as Lot 10 on RP746153.

The subject site is an irregular shaped rural residential lot with an area of 10,000m<sup>2</sup> and frontage to South Arm Drive of approximately 96 metres. The subject site is currently improved with a detached dwelling house and an ancillary shed with an attached 30m<sup>2</sup> granny flat. The existing dwellings were constructed circa 1980's. Vehicle access is via an existing rural crossover and driveway from South Arm Drive.

The site is bound by the South Arm Branch of the Daintree River and associated esplanade, which adjoins the western rear boundary. Whilst the development assessment mapping indicates the presence of Category B remnant vegetation in the mid portion of the site, the site has been historically cleared. Remaining sparse vegetation comprises a mix of remnant species and exotic species, including mango trees, predominately located adjacent to the existing shed and dwelling. There is limited connectivity between vegetation on site. The balance of the site is designated as Category X

The locality is comprised of predominately detached dwellings on rural residential and rural lifestyle lots to the north, south and east of the site. These lots generally have a minimum lot size of 4,000m<sup>2</sup> and are comprised of a mix of standard and rear lots. To the west of the site exists densely vegetated land within the higher reaches of the Daintree River catchment.

The intent of the application is to facilitate subdivision of Lot 10 on RP746153 to create two (2) rural residential or rural lifestyle lots, which would exceed the minimum lot size of 4,000m<sup>2</sup> for the Rural Residential Zone. Proposed Lot 1 would comprise the existing dwelling house and shed located within the southern portion of the site. Proposed Lot 2 would comprise the balance of vacant land to the north. The proposed common boundary would be setback approximately 8 metres from the outer most protection of the existing shed on Proposed Lot 1.

The proposed lots are detailed in **Table 4**.

**Table 4: Proposed Lot Details**

Proposed Lot	Area (approx.)	Frontage
Proposed Lot 1	5,753m <sup>2</sup>	Approx. 52 metres to South Arm Drive
Proposed Lot 2	4,249m <sup>2</sup>	Approx. 45 metres to South Arm Drive

The detail of the proposal is discussed further below.

### 3.2 Access

The two (2) proposed lots would maintain frontage to a gazetted road, South Arm Drive. Proposed Lot 1 would retain access arrangements to the existing dwelling house. The applicant has created a secondary rural access crossover, which may be utilised as the rural crossover from South Arm Drive to Proposed Lot 2.

### 3.3 Services

#### 3.3.1 On-site Wastewater Treatment and Disposal

Lot 10 on RP746153 is not located within an area serviced by Council's reticulated sewer network and therefore, any future dwelling on Proposed Lot 2 would require sufficient area for the provision of an on-site wastewater treatment and disposal system. Preliminary assessment indicates that the subject site would contain sufficient reserve area to accommodate an effluent land disposal system, which would be detailed at the time of seeking building approval and a plumbing approval issued prior to the issue of a Development Permit for Building works.

The existing septic system and absorption trenches servicing the existing dwelling are adequately setback from the

The proposed development provides for adequate setback from the existing on-site wastewater treatment and disposal system servicing the existing dwelling. The on-site wastewater treatment system servicing the existing dwelling house is located to the south of the dwelling and approximately 35 metres from the proposed common boundary. The on-site wastewater treatment system servicing the secondary dwelling is located to the north west of the dwelling and approximately 8 metres from the proposed common boundary.

### **3.3.2 Water Supply**

The subject site is located within the reticulated water area supplied from Little Falls Creek and treatment occurring at the Whyanbeel Water Treatment Plant under the Local Government Infrastructure Plan LGIP). The dwelling is serviced by an existing water connection. A new water connection would be required for any future dwelling.

### **3.3.3 Stormwater Management**

Stormwater from the proposed lots would continue to be lawfully discharged without adverse impacts on adjoining properties.

### **3.3.4 Electricity and Telecommunications**

The existing dwelling house on Proposed Lot 1 is adequately serviced with both overhead electricity and telecommunications services. Sufficient capacity existing within the Ergon Energy network to service Proposed Lot 1.

The subject site is serviced by NBN's fixed wireless network. Any future dwelling house on Proposed Lot 2 may be adequately serviced by telecommunications providers.

## **3.4 Flood Immunity**

The subject site is identified within the mapped Medium and High storm tide hazard inundation areas. Whilst it is noted that the existing dwelling house on Proposed Lot 1 is mapped as being affected by the Medium storm tide hazard overlay, Proposed Lot 2 is largely unaffected by the overlay mapping. Any future dwelling house on Proposed Lot 2 would need to ensure that the proposed building footprint is adequately setback from the rear boundary to avoid potential storm tide inundation; however, there is sufficient land on proposed Lot 2 that is unaffected by flood that could accommodate a dwelling house.

## 4 LEGISLATIVE REQUIREMENTS

### 4.1 Assessment Manager

In accordance with Schedule 8 of the *Planning Regulation 2017*, the assessment manager for this application is Douglas Shire Council.

### 4.2 Categories of Assessment

The table below summarises the categorising instruments and categories of assessment applicable to this application.

**Table 5: Categories of Assessment**

Aspect of development	Categorising instrument	Category of assessment
Development Permit for reconfiguring a Lot (1 Lot into 2 Lots)	Douglas Shire Council Planning Scheme 2018 (v1.0), Table 5.6.k – Rural Residential Zone	Code Assessable

### 4.3 Referrals

In accordance with Schedule 10 of the *Planning Regulation 2017*, the proposed development does not trigger referral to the State Assessment and Referral Agency (SARA).

### 4.4 Public Notification

This application does not require public notification as it is subject to Code Statutory planning assessment.

## 5 STATUTORY PLANNING ASSESSMENT

### 5.1 Overview

This section assesses the application against relevant assessment benchmarks.

As the application is subject to Code Assessment, pursuant to section 45(3) of the *Planning Act 2016*, the assessment must only be carried out against the assessment benchmarks identified in the Douglas Shire Council Planning Scheme 2018 (v.1.0) and the matters prescribed by sections 26 and 27 of the *Planning Regulation 2017* and Schedule 10.

As Douglas Shire Council is the assessment manager, the relevant local authority categorising instrument is the Douglas Shire Council Planning Scheme 2028 (v1.0).

### 5.2 State and Regional Assessment Benchmarks

#### 5.2.1 State Planning Policy

Section 26(2)(a)(ii) of the *Planning Regulation 2017* requires the assessment manager to assess the application against the assessment benchmarks stated in the State Planning Policy, Part E, to the extent Part E of the State Planning Policy is not identified as being appropriately integrated into planning scheme. It is understood that the minister has identified that the State Planning Policy has been appropriately integrated into the Douglas Shire Council Planning Scheme 2018 (v.1.0) and consequently no further assessment is required in this instance.

#### 5.2.2 Regional Plan

The *Planning Regulation 2017* at section 26(2)(a)(i) requires the assessment manager to assess the application against the assessment benchmarks stated in the regional plan, to the extent the Regional Plan is not identified as being appropriately integrated into the planning scheme.

The Minister has identified that the Douglas Shire Council Planning Scheme 2018 (v.1.0), specifically, the strategic framework, appropriately advances the Far North Queensland Regional Plan 2009-2031, as it applies in the planning scheme area, on that basis, no further assessment is required in this instance.

#### 5.2.3 Development Assessment under Schedules 9 and 10 (SDAP)

Schedule 10 of the *Planning Regulation 2017* identify the matters that the assessment manager and/or referral agency assessment must have regard to. In this instance, the application does not trigger referral and, therefore, no state codes apply.

### 5.3 Local Authority Assessment Benchmarks

This application is to be assessed against the Douglas Shire Planning Scheme 2018 (v1.0). The assessment benchmarks applicable under the Planning Scheme are addressed below.

#### 5.3.1 Codes

The planning scheme codes applicable to the proposal, and the location of the relevant appended code response are identified below:

**Table 6: Planning Scheme Code Responses**

Planning Scheme Codes	Applicability	Comment
<b>Zone Code</b>		
Rural Residential Code	Applies	Complies with all applicable benchmarks.
<b>Overlay Codes</b>		
Acid Sulfate Soils Overlay Code	Applies	Complies with applicable assessment benchmarks.
Coastal Environment Overlay Code	Applies	Complies with applicable assessment benchmarks.
Flood Storm Overlay Code	Applies	Complies with applicable assessment benchmarks.
Natural Areas Overlay Code	Applies	Generally complies with applicable assessment benchmarks, with the exception of PO1 – MSES, which is detailed in section 5.4.
Transport Road Hierarchy Overlay Code	Applies	Complies with applicable assessment benchmarks.
<b>Development Codes</b>		
Reconfiguring a Lot Code	Applies	Complies with applicable assessment benchmarks.
Access, Parking and Servicing Code	Applies	Complies with applicable assessment benchmarks.
Environmental Performance Code	Applies	Complies with applicable assessment benchmarks
Filling and Excavation Code	Not applicable	No applicable assessment benchmarks. The proposal is for reconfiguring a lot only. No excavation or filling is proposed or required.
Infrastructure Works Code	Applies	Complies with applicable assessment benchmarks
Landscaping Code	Applies	Complies with applicable assessment benchmarks. The proposal is for Reconfiguring a Lot (Boundary Realignment only). No landscaping is proposed or required.
Vegetation Management Code	Not applicable	No applicable assessment benchmarks. The proposal is for reconfiguring a lot only. No vegetation is proposed or required to be damaged or removed as part of this application.

## 5.4 Statement of Compliance

### 5.4.1 Natural Areas Overlay Code

Performance Outcome PO1 of the Natural Areas Overlay Code states:

### **PO1**

*Development protects matters of environmental significance.*

The associated Acceptable Outcome states:

#### **AO1.1**

*Development avoids significant impact on the relevant environmental values.*

*or*

#### **AO1.2**

*A report is prepared by an appropriately qualified person demonstrating to the satisfaction of the assessment manager, that the development site does not contain any matters of state and local environmental significance.*

*Or*

#### **AO1.3**

*Development is located, designed and operated to mitigate significant impacts on environmental values. For example, a report certified by an appropriately qualified person demonstrating to the satisfaction of the assessment manager, how the proposed development mitigates impacts, including on water quality, hydrology and biological processes.*

The proposed development is solely for reconfiguring a lot (1 Lot into 2 Lots).

Whilst it is noted that the overlay mapping depicts regulated vegetation located over a portion of the site, the site has been historically cleared and vegetation present on the site is predominantly located adjacent to the existing dwelling house and shed. Proposed Lot 2 is sparsely vegetated with limited remnant vegetation at the rear of the site and a mix of native and exotic species in close proximity to the front boundary. On this basis, RPS contends that the proposal would not adversely impact environmental values of the site.

## 6 CONCLUSION

RPS AAP Consulting Pty Ltd has been engaged by Norm and Betty Clinch (the 'applicant') to seek development approval for Reconfiguring a Lot (1 Lot into 2 Lots), over land at 104-112 South Arm Drive, Wonga Beach, described as Lot 10 on RP746153.

The site is an irregular shaped rural allotment with a total site area of 10,000m<sup>2</sup> and frontage to South Arm Drive of approximately 97 metres. The site is currently improved by a single detached dwelling house and an ancillary Class 10 shed with an attached granny flat. Access to the two buildings is provided from South Arm Drive via an existing crossover and constructed driveway. The site also contains a boat ramp at the rear of the site for access to South Arm branch of the Daintree River. The site has been historically cleared.

The surrounding locality is characterised by predominantly detached dwelling houses on rural residential or rural lifestyle lots.

The proposal comprises the subdivision of land for the creation of two rural lifestyle lots. One lot would contain the existing dwelling house, ancillary shed and boat ramp, with access via the existing crossover from South Arm Drive. A second would be created to the north of the existing dwelling with a separate access from South Arm Drive. Both proposed lots would have a minimum lot size exceeding 4,000m<sup>2</sup> and be accessible via existing rural crossovers from South Arm Drive.

The land is contained within the Douglas Shire Regional Council and the Douglas Shire Regional Council Planning Scheme 2018 (V1.0), identified within Rural Residential Zone. The site is identified as being affected by the following applicable overlays:

- Acid Sulfate Soils Overlay;
- Coastal Processes Overlay;
- Flood Storm Hazard Overlay;
- Natural Areas Overlay; and
- Transport Road Hierarchy Overlay.

The Table of Assessment identifies the subdivision of land (Reconfiguring a Lot) as requiring the submission of a code assessable application to Douglas Shire Council. As a code assessable application, the council, in determining the application are only able to have regard to the applicable codes.

The assessment contained in this demonstrates that the proposed development satisfies the intents and code requirements of relevant statutory planning documents.

The application is therefore submitted for approval subject reasonable and relevant conditions.

## Appendix A

### Certificate of Title

Queensland Titles Registry Pty Ltd  
ABN 23 648 568 101

<b>Title Reference:</b>	<b>21359104</b>	<b>Search Date:</b>	16/06/2025 13:29
<b>Date Title Created:</b>	12/02/1988	<b>Request No:</b>	52239408
<b>Previous Title:</b>	21320078		

**ESTATE AND LAND**

Estate in Fee Simple

LOT 10 REGISTERED PLAN 746153  
Local Government: DOUGLAS

**REGISTERED OWNER**

NORMAN ARTHUR CLINCH  
BETTY VERONICA CLINCH

JOINT TENANTS

**EASEMENTS, ENCUMBRANCES AND INTERESTS**

1. Rights and interests reserved to the Crown by  
Deed of Grant No. 21085168 (POR 348)

**ADMINISTRATIVE ADVICES**

NIL

**UNREGISTERED DEALINGS**

NIL

\*\* End of Current Title Search \*\*

## Appendix B

### Planning Context Mapping

## **Matters of Interest for all selected Lot Plans**

*Coastal management district*

*Coastal area - erosion prone area*

*Coastal area - medium storm tide inundation area*

*Coastal area - high storm tide inundation area*

*Wetland protection area trigger area*

*Regulated vegetation management map (Category A and B extract)*

## **Matters of Interest by Lot Plan**

### **Lot Plan: 10RP746153 (Area: 10000 m<sup>2</sup>)**

*Coastal management district*

*Coastal area - erosion prone area*


*Coastal area - medium storm tide inundation area*

*Coastal area - high storm tide inundation area*

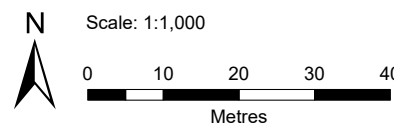
*Wetland protection area trigger area*

*Regulated vegetation management map (Category A and B extract)*



 Coastal management district

Date: 16/06/2025

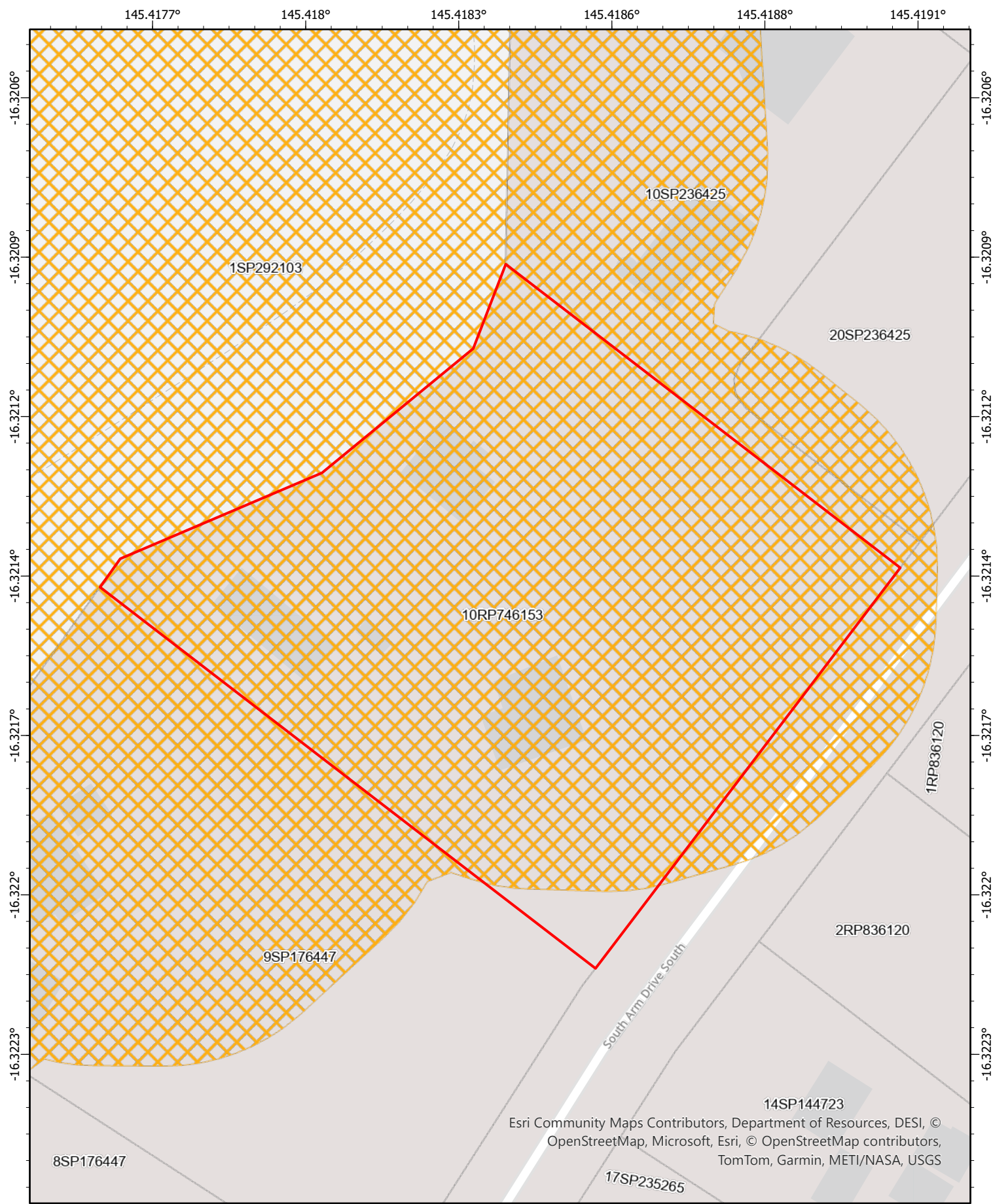



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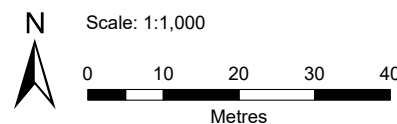
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 Coastal area - erosion prone area



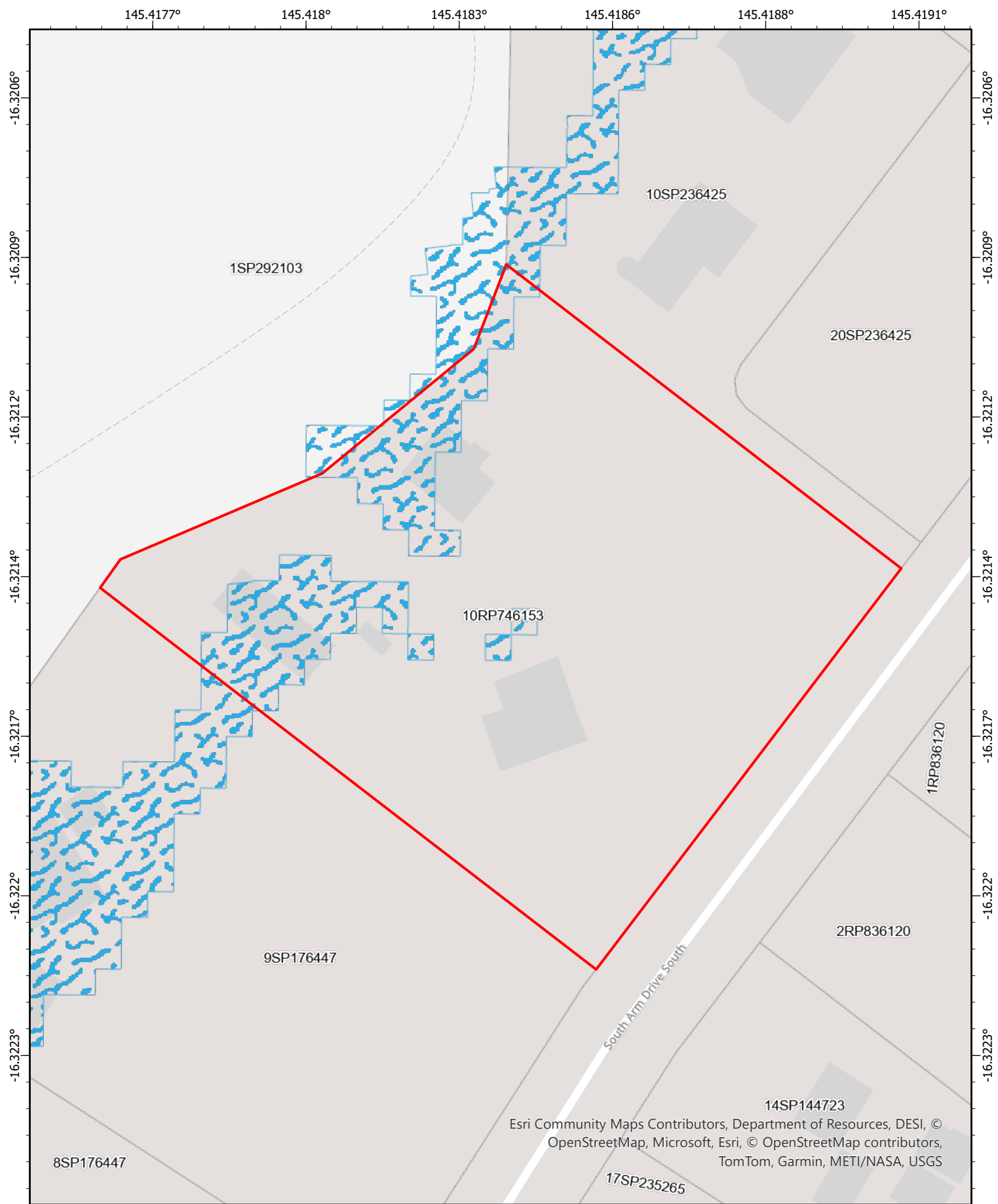
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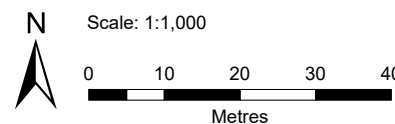


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 Coastal area - medium storm tide inundation area

Date: 16/06/2025




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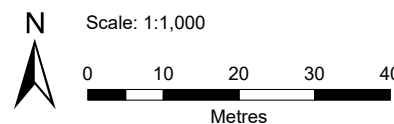


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 Coastal area - high storm tide inundation area

Date: 16/06/2025



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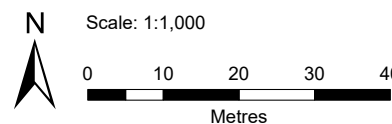
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Date: 16/06/2025



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Regulated vegetation  
management map (Category A  
and B extract)

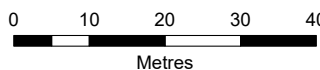
 Category B on the  
regulated vegetation  
management map

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Date: 16/06/2025



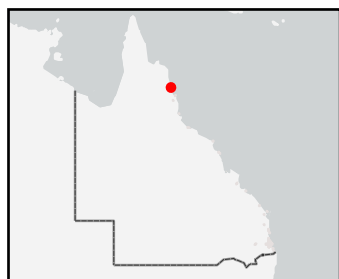
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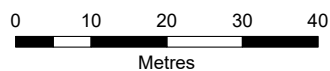
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Scale: 1:1,000



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Date: 16/06/2025

## State Planning Policy mapping layers - consolidated list for all selected Lot Plans

### State Planning Policy mapping layers - consolidated list for all selected Lot Plans

*(Note: Please refer to following pages for State Interests listed for each selected Lot Plan)*

#### **BIODIVERSITY**

- MSES - Wildlife habitat (endangered or vulnerable)
- MSES - Wildlife habitat (special least concern animal)
- MSES - Regulated vegetation (category B)
- MSES - Regulated vegetation (category R)
- MSES - Regulated vegetation (essential habitat)
- MSES - Regulated vegetation (wetland)

#### **COASTAL ENVIRONMENT**

- Coastal management district

#### **NATURAL HAZARDS RISK AND RESILIENCE**

- Erosion prone area
- High storm tide inundation area
- Medium storm tide inundation area
- Flood hazard area - Level 1 - Queensland floodplain assessment overlay
- Flood hazard area - local government flood mapping area

# State Planning Policy mapping layers for selected

**Lot Plan: 10RP746153 (Area: 10000 m<sup>2</sup>)**

## BIODIVERSITY

- MSES - Regulated vegetation (category B)
- MSES - Regulated vegetation (essential habitat)
- MSES - Wildlife habitat (endangered or vulnerable)
- MSES - Regulated vegetation (wetland)
- MSES - Wildlife habitat (special least concern animal)
- MSES - Regulated vegetation (category R)

## COASTAL ENVIRONMENT

- Coastal management district

## NATURAL HAZARDS RISK AND RESILIENCE

- Flood hazard area - local government flood mapping area
- Medium storm tide inundation area
- Flood hazard area - Level 1 - Queensland floodplain assessment overlay
- High storm tide inundation area
- Erosion prone area



Queensland Government

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**State Planning Policy**  
**Making or amending a local planning instrument**  
**and designating land for community infrastructure**  
Date: 16/06/2025

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2018 Douglas Shire Council Planning Scheme Property Report

The following report has been automatically generated to provide a general indication of development related information applying to the premise.


For more information and to determine if the mapping layers are applicable, refer to the [2018 Douglas Shire Council Planning Scheme](#). This report is not intended to replace the need for carrying out a detailed assessment of Council and State controls or the need to seek your own professional advice on any town planning instrument, local law or other controls that may impact on the existing or intended use of the premise mentioned in this report. For further information please contact Council by phone: [07 4099 9444](tel:0740999444) or [1800 026 318](tel:1800026318) or email [enquiries@douglas.qld.gov.au](mailto:enquiries@douglas.qld.gov.au).

Visit Council's website to apply for an [official property search or certificate](#), or contact the [Department of Natural Resources, Mines and Energy](#) to undertake a title search to ascertain how easements may affect a premise.

Property Information


Property Address


[104-112 South Arm Drive WONGA BEACH](#)





Lot Plan

[10RP746153](#) (Freehold - 10000m<sup>2</sup>)



 Selected Property

 Easements

 Property

Douglas Shire Planning Scheme 2018 version 1.0

The table below provides a summary of the Zones and Overlays that apply to the selected property.

## Douglas Shire Planning Scheme 2018 version 1.0

The table below provides a summary of the Zones and Overlays that apply to the selected property.

### Zoning

#### Applicable Zones

Rural

Rural Residential

#### More Information

- [View Section 6.2.10 Rural Zone Code](#)
- [View Section 6.2.10 Rural Zone Compliance table](#)
- [View Section 6.2.10 Rural Zone Assessment table](#)
- [View Section 6.2.11 Rural Residential Zone Code](#)
- [View Section 6.2.11 Rural Residential Zone Compliance table](#)
- [View Section 6.2.11 Rural Residential Zone Assessment table](#)

### Acid Sulfate Soils

#### Applicable Precinct or Area

Acid Sulfate Soils (< 5m AHD)

#### More Information

- [View Section 8.2.1 Acid Sulfate Soils Overlay Code](#)
- [View Section 8.2.1 Acid Sulfate Soils Overlay Compliance table](#)

### Coastal Processes

#### Applicable Precinct or Area

Coastal Management District

Erosion Prone Area

#### More Information

- [View Section 8.2.3 Coastal Environment Overlay Code](#)
- [View Section 8.2.3 Coastal Environment Overlay Compliance table](#)

### Flood Storm

#### Applicable Precinct or Area

Medium Storm Tide Hazard

High Storm Tide Hazard

Floodplain Assessment Overlay (Daintree River)

#### More Information

- [View Section 8.2.4 Flood and Storm Tide Hazard Overlay Code](#)
- [View Section 8.2.4 Flood and Storm Tide Hazard Overlay Compliance table](#)

### Natural Areas

#### Applicable Precinct or Area

MSES - Wildlife Habitat

MSES - Regulated Vegetation

#### More Information

- [View Section 8.2.7 Natural Areas Overlay Code](#)
- [View Section 8.2.7 Natural Areas Overlay Compliance table](#)

### Transport Road Hierarchy

#### Applicable Precinct or Area

Minor Rural Road

#### More Information

- [View Section 8.2.10 Transport Network Overlay Code](#)
- [View Section 8.2.10 Transport Network Overlay Compliance table](#)

Zoning

Applicable Zones

Rural  
Rural Residential

More Information

- [View Section 6.2.10 Rural Zone Code](#)
- [View Section 6.2.10 Rural Zone Compliance table](#)
- [View Section 6.2.10 Rural Zone Assessment table](#)
- [View Section 6.2.11 Rural Residential Zone Code](#)
- [View Section 6.2.11 Rural Residential Zone Compliance table](#)
- [View Section 6.2.11 Rural Residential Zone Assessment table](#)



☒ Selected Property

☐ Property

Zoning

- |  |  |   |   |
|--|--|---|---|
| <input type="checkbox"/> Centre                    | <input type="checkbox"/> Community Facilities    | <input type="checkbox"/> Conservation                   | <input type="checkbox"/> Environmental Management   |
| <input type="checkbox"/> Industry                  | <input type="checkbox"/> Low Density Residential | <input type="checkbox"/> Low-medium Density Residential | <input type="checkbox"/> Medium Density Residential |
| <input type="checkbox"/> Recreation and Open Space | <input type="checkbox"/> Rural                   | <input type="checkbox"/> Rural Residential              | <input type="checkbox"/> Special Purpose            |
| <input type="checkbox"/> Tourism                   | <input type="checkbox"/> Tourist Accommodation   |   |   |

Acid Sulfate Soils

Applicable Precinct or Area  
Acid Sulfate Soils (< 5m AHD)

- More Information
- [View Section 8.2.1 Acid Sulfate Soils Overlay Code](#)
  - [View Section 8.2.1 Acid Sulfate Soils Overlay Compliance table](#)



☒ Selected Property

☐ Property

**Acid Sulfate Soils**

☒ Acid Sulfate Soils (< 5m AHD)

☐ Acid Sulfate Soils (5-20m AHD)

☐ all others


Coastal Processes

**Applicable Precinct or Area**  
Coastal Management District  
Erosion Prone Area

- More Information**
- [View Section 8.2.3 Coastal Environment Overlay Code](#)
  - [View Section 8.2.3 Coastal Environment Overlay Compliance table](#)



 Selected Property

 Property

 Coastal Management District

 Erosion Prone Area

Flood Storm

Applicable Precinct or Area

Medium Storm Tide Hazard  
High Storm Tide Hazard  
Floodplain Assessment Overlay (Daintree River)


More Information


- [View Section 8.2.4 Flood and Storm Tide Hazard Overlay Code](#)
- [View Section 8.2.4 Flood and Storm Tide Hazard Overlay Compliance table](#)





☒ Selected Property

☐ Property

 Medium Storm Tide Hazard

 High Storm Tide Hazard

 100 Year ARI - Mossman Port Douglas and Daintree Flood Studies

 Floodplain Assessment Overlay

Natural Areas

**Applicable Precinct or Area**  
MSES - Wildlife Habitat  
MSES - Regulated Vegetation

**More Information**  

- [View Section 8.2.7 Natural Areas Overlay Code](#)
- [View Section 8.2.7 Natural Areas Overlay Compliance table](#)



Selected Property	Property	MSES - Regulated Vegetation (Intersecting a Watercourse)
MSES - High Ecological Value Waters (Watercourse)	MSES - Wildlife Habitat	MSES - Regulated Vegetation
MSES - Protected Area	MSES - Marine Park	MSES - Legally Secured Offset Area
MSES - High Ecological Value Waters (Wetland)	MSES - High Ecological Significance Wetlands	

Transport Road Hierarchy

**Applicable Precinct or Area**  
Minor Rural Road

- More Information**
- [View Section 8.2.10 Transport Network Overlay Code](#)
  - [View Section 8.2.10 Transport Network Overlay Compliance table](#)



☒ Selected Property

☐ Property

**Road Hierarchy**

Access Road

Arterial Road

Collector Road

Industrial Road

Major Rural Road

Minor Rural Road

Sub Arterial Road

Unformed Road

all others

☐ Major Transport Corridor Buffer Area

Disclaimer

This report is not a substitute for a Planning and Development Certificate and should not be relied upon where the reliance may result in loss, damage or injury. While every effort is taken to ensure the information in this report is accurate and up to date, Douglas Shire Council makes no representations or warranties about its accuracy, reliability, completeness or suitability for any particular purpose and disclaims all responsibility and all liability (including without limitation, liability in negligence) for all expenses, losses, damages (including indirect or consequential damage) and costs that may occur as a result of the report being inaccurate or incomplete in any way or for any reason.

# Appendix C

## Proposal Plan



**IMPORTANT NOTE**

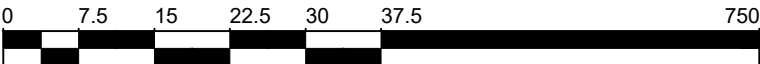
1. This plan was prepared for the sole purposes of the client for the specific purpose of accompanying an application to the Douglas Shire Council for a reconfiguration of a lot described on this plan. This plan is strictly limited to the Purpose and does not apply directly or indirectly and will not be used for any other application, purpose, use or matter. The plan is presented without the assumption of a duty of care to any other person (other than the Client) ("Third Party") and may not be relied on by Third Party.
2. RPS AAP Consulting Pty Ltd will not be liable (in negligence or otherwise) for any direct or indirect loss, damage, liability or claim arising out of or incidental to:
  - A. Third Party publishing, using or relying on the plan;
  - B. RPS AAP Consulting Pty Ltd relying on information provided to it by the Client or a Third Party where the information is incorrect, incomplete, inaccurate, out-of-date or unreasonable;
  - C. any inaccuracies or other faults with information or data sourced from a Third Party;
  - D. RPS AAP Consulting Pty Ltd relying on surface indicators that are incorrect or inaccurate;
  - E. the Client or any Third Party not verifying information in this plan where recommended by RPS AAP Consulting Pty Ltd;
  - F. lodgement of this plan with any local authority against the recommendation of RPS AAP Consulting Pty Ltd;
  - G. the accuracy, reliability, suitability or completeness of any approximations or estimates made or referred to by RPS AAP Consulting Pty Ltd in this plan.
3. Without limiting paragraph 1 or 2 above, this plan may not be copied, distributed, or reproduced by any process unless this note is clearly displayed on the plan.
4. Scale shown is correct for the original plan and any copies of this plan should be verified by checking against the bar scale.
5. The dimensions, area, size and location of improvements, flood information (if shown) and number of lots shown on this plan are approximate only and may vary.
6. Cadastral boundaries are obtained by title dimensions and DCDB. These boundaries have not been verified and are approximate only.



**Norm Clinch**  
**Proposed Reconfiguration of a Lot**  
**Cancelling Lot 10 on RP746153**

**PRELIMINARY - FOR DISCUSSION PURPOSES ONLY**

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W [rpsgroup.com](http://rpsgroup.com)



Datum: MGA2020 Z55 | Scale: 1:750 @ A3 | Date: 19-6-2025 | Drawing: 405757-1

## Appendix D

### Planning Scheme Code Responses

## 6.2.11 Rural residential zone code

### 6.2.11.1 Application

- (1) This code applies to assessing development in the Rural residential zone.
- (2) When using this code, reference should be made to Part 5.

### 6.2.11.2 Purpose

- (1) The purpose of the Rural residential zone code is to provide for rural residential development on large lots where infrastructure and services may not be provided on the basis that the intensity of development within the zone is dispersed.
- (2) The local government purpose of the code is to:
  - (a) implement the policy direction set in the Strategic Framework, in particular:
    - (i) Theme 1 : Settlement pattern, Element 3.4.6 – Rural residential areas, Element 3.4.7 – Mitigation of hazards.
    - (ii) Theme 2 : Environment and landscape values, Element 3.5.5 – Scenic amenity.
    - (iii) Theme 6 : Infrastructure and transport, Element 3.9.2 – Energy, Element 3.9.3 – Water and waste management.
  - (b) provide for dwellings on lots generally larger than 4000m<sup>2</sup>;
  - (c) provide protection to areas of ecological significance and scenic amenity significance where present.
- (3) The purpose of the code will be achieved through the following overall outcomes:
  - (a) Development is predominantly for detached dwelling houses on large lots catering for hobby-farm living requiring limited infrastructure and services.
  - (b) Development preserves the environmental, scenic amenity and topographical features of the land by integrating an appropriate scale of residential activities among these features.
  - (c) Development provides a high level of residential amenity.
  - (d) Development provides for the safe use of on-site wastewater treatment systems for effluent disposal with systems designed for varied soil type, slopes and prolonged periods of wet weather.

Editor's note - Reticulated sewerage is not generally available and is not required to be provided.

**Criteria for assessment****Table 6.2.11.3.a – Rural residential zone code – assessable development**

Performance outcomes	Acceptable outcomes	Applicant response
<b>For self-assessable and assessable development</b>		
<b>PO1</b> The height of buildings is compatible with the rural residential character of the area and must not detrimentally impact on visual landscape amenity.	<b>AO1</b> Dwelling houses are not more than 8.5 metres and two storeys in height. Note – Height is inclusive of roof height.	<b>Not applicable</b> The proposed development is solely for reconfiguring a lot.
<b>PO2</b> Buildings and structures are setback to maintain the rural residential character of the area and achieve separation from buildings on adjoining properties.	<b>AO2</b> Buildings are setback not less than: <ul style="list-style-type: none"> <li>(a) 40 metres from a property adjoining a State-controlled road;</li> <li>(b) a minimum of 25 metres from the property boundary adjoining Cape Tribulation Road;</li> <li>(c) 20 metres from front boundaries;</li> <li>(d) 6 metres from side and rear property boundaries.</li> </ul>	<b>Complies with AO2</b> The proposal for reconfiguring a lot would ensure that the proposed common boundary facilitates adequate setback for the existing buildings on Proposed Lot 1. The existing shed would be setback approximately 10m from the proposed common boundary.
<b>PO3</b> Building scale is compatible with the rural residential character of the area and must not detrimentally impact on visual landscape amenity.	<b>AO3.1</b> The maximum building footprint of all buildings and structures (including outbuildings) contained on a lot does not exceed 500m <sup>2</sup> .	<b>Not applicable</b> The proposed development is solely for reconfiguring a lot. No new buildings are proposed.
	<b>AO3.2</b> An outbuilding used for purposes ancillary to a dwelling house has maximum site coverage not	<b>Not applicable</b>

Performance outcomes	Acceptable outcomes	Applicant response
	greater than 20% of the total building footprint specified in AO3.1 above.	The proposed development is solely for reconfiguring a lot. No new buildings are proposed.
<b>PO4</b> Buildings/structures are designed to maintain the rural residential character of the area.	<b>AO4</b> White and shining metallic finishes are avoided on external surfaces of buildings.	<b>Not applicable</b> The proposed development is solely for reconfiguring a lot. No new buildings are proposed.
<b>For assessable development</b>		
<b>PO5</b> The establishment of uses is consistent with the outcomes sought for the Rural residential zone and protects the zone from the intrusion of inconsistent uses.	<b>AO5</b> Uses identified in Table 6.2.11.3.b are not established in the Rural residential zone.	<b>Not applicable</b> The proposed development is solely for reconfiguring a lot.
<b>PO6</b> Existing native vegetation along watercourses and, in or adjacent to areas of environmental value, or areas of remnant vegetation of value is protected.	<b>AO6</b> No acceptable outcomes are prescribed.	<b>Complies with PO6</b> The subject site has been historically cleared. No existing remnant vegetation would be cleared to facilitate the proposed development.
<b>PO7</b> Development is located, designed, operated and managed to respond to the characteristics, features and constraints of the site and surrounds.	<b>AO7</b> No acceptable outcomes are prescribed.	<b>Complies with PO7</b> The proposal for reconfiguring a lot would provide for two rural residential lots that exceed the minimum lot size, are consistent with surrounding rural residential and rural

Performance outcomes	Acceptable outcomes	Applicant response
Note- planning scheme policy – site assessments provides guidance on identifying the characteristics, features and constraints of a site and its surrounds.		lifestyle lots and provides for adequate separation from existing development.
<b>PO8</b> Development does not adversely impact on the Rural residential character and amenity of the area in terms of traffic, noise, dust, odour, lighting or other physical or environmental impacts.	<b>AO8</b> No acceptable outcomes are prescribed.	<b>Complies with PO8</b> The proposal for reconfiguring a lot would be consistent with existing rural residential development and rural lifestyle lots within the locality.
<b>PO9</b> New lots contain a minimum area of 4000m <sup>2</sup> , incorporating: <ul style="list-style-type: none"> <li>(a) a minimum of contiguous area of 2000m<sup>2</sup> exclusive of 1 in 6 (16.6%) gradients, with a minimum dimension of 20 metres;</li> <li>(b) sufficient area to cater for on-site waste water management systems.</li> </ul> Note – Acceptable on-site waste disposal is to be demonstrated in a report prepared by a suitably qualified professional.	<b>AO9</b> No acceptable solutions are prescribed.	<b>Complies with PO9</b> The proposed lots would exceed the minimum lot size with areas as follows: <ul style="list-style-type: none"> <li>• Proposed Lot 1 – 5,753m<sup>2</sup></li> <li>• Proposed Lot 2 – 4,249m<sup>2</sup></li> </ul> The proposal provides for sufficient setback from the existing on-site wastewater treatment system and sufficient area on Proposed Lot 2 to accommodate an effluent land disposal system.
<b>PO10</b> New lots have a minimum road frontage of 30 metres.	<b>AO10</b> No acceptable outcomes are prescribed.	<b>Complies with PO10</b> The proposed lots have a minimum road frontage of 45m.
<b>PO11</b> New lots contain a 40 metre x 50 metre rectangle.	<b>AO11</b> No acceptable outcomes are prescribed.	<b>Complies with PO11</b> The proposed lots provide sufficient area to accommodate a 40 x 50m rectangle.

**Table 6.2.11.3.b - Inconsistent uses within the Rural residential zone**

Inconsistent uses		
<ul style="list-style-type: none"> <li>• Adult store</li> <li>• Air services</li> <li>• Agricultural supplies store</li> <li>• Bar</li> <li>• Brothel</li> <li>• Bulk landscape supplies</li> <li>• Car wash</li> <li>• Cemetery</li> <li>• Community care centre</li> <li>• Community residence</li> <li>• Crematorium</li> <li>• Club</li> <li>• Detention facility</li> <li>• Dual occupancy</li> <li>• Educational establishment</li> <li>• Food and drink outlet</li> <li>• Funeral parlour</li> <li>• Garden centre</li> <li>• Hardware and trade supplies</li> <li>• Health care services</li> </ul>	<ul style="list-style-type: none"> <li>• Indoor sport and recreation</li> <li>• Intensive animal industry</li> <li>• Intensive horticulture</li> <li>• Low impact industry</li> <li>• Major electricity infrastructure</li> <li>• Major sport, recreation and entertainment facility</li> <li>• Marine industry</li> <li>• Market</li> <li>• Medium impact industry</li> <li>• Motor sport facility</li> <li>• Multiple dwelling</li> <li>• Nightclub entertainment facility</li> <li>• Non-resident workforce accommodation</li> <li>• Office</li> <li>• Outdoor sales</li> <li>• Outstation</li> <li>• Parking station</li> <li>• Outdoor sport and recreation</li> <li>• Parking station</li> <li>• Permanent plantation</li> </ul>	<ul style="list-style-type: none"> <li>• Port services</li> <li>• Relocatable home park</li> <li>• Renewable energy facility</li> <li>• Research and technology industry</li> <li>• Residential care facility</li> <li>• Resort complex</li> <li>• Retirement facility</li> <li>• Rooming accommodation</li> <li>• Rural industry</li> <li>• Rural workers accommodation</li> <li>• Service industry</li> <li>• Service Station</li> <li>• Shop</li> <li>• Shopping centre</li> <li>• Short-term accommodation</li> <li>• Showroom</li> <li>• Special industry</li> <li>• Theatre</li> <li>• Tourist attraction</li> <li>• Tourist park</li> </ul>

<ul style="list-style-type: none"> <li>• High impact industry</li> <li>• Hospital</li> <li>• Hotel</li> </ul>	<ul style="list-style-type: none"> <li>• Place of worship</li> </ul>	<ul style="list-style-type: none"> <li>• Transport depot</li> <li>• Warehouse,</li> <li>• Winery</li> </ul>
---	--	---

Note – This table does not imply that all other uses not listed in the table are automatically consistent uses within the zone. Assessable development must still demonstrate consistency through the assessment process.

## **8.2.1 Acid sulfate soils overlay code**

### **8.2.1.1 Application**

- (1) This code applies to assessing a material change of use, reconfiguring a lot, operational work or building work within the Acid sulfate soils overlay, if:
  - (a) self-assessable or assessable development where the code is identified as being applicable in the Assessment criteria for the Overlay Codes contained in the Levels of Assessment Tables in section 5.6;
  - (b) impact assessable development.
- (2) Land in the Acid sulphate soils overlay is identified on the Acid sulfate soils overlay map in Schedule 2 and includes the following sub-categories:
  - (a) Land at or below the 5m AHD sub-category;
  - (b) Land above the 5m AHD and below the 20m AHD sub-category.
- (3) When using this code, reference should be made to Part 5.

### **8.2.1.2 Purpose**

- (1) The purpose of the acid sulfate soils overlay code is to:
  - (a) implement the policy direction in the Strategic Framework, in particular:
    - (i) Theme 2: Environment and landscape values, Element 3.5.4 Coastal zones.
    - (ii) Theme 3: Natural resource management, Element 3.6.2 land and catchment management, Element 3.6.3 Primary production, forestry and fisheries.
- (2) enable an assessment of whether development is suitable on land within the Acid sulfate soils overlay sub-categories.
- (3) The purpose of the code will be achieved through the following overall outcomes:
  - (a) Development ensures that the release of any acid and associated metal contaminant is avoided by not disturbing acid sulfate soils when excavating, removing soil or extracting ground water or filling land;
  - (b) Development ensures that disturbed acid sulfate soils, or drainage waters, are treated and, if required, on-going management practices are adopted that minimise the potential for environmental harm from acid sulfate soil and protect corrodible assets from acid sulfate soil.

### Criteria for assessment

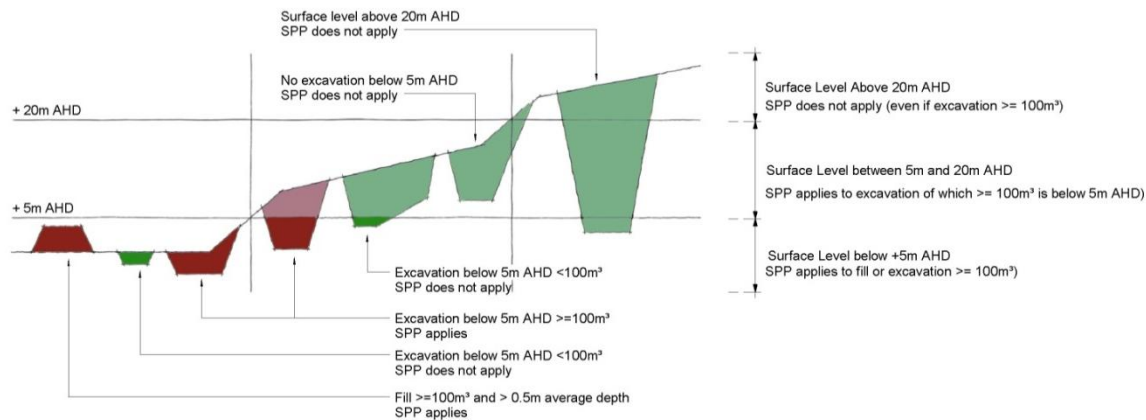
**Table 8.2.1.3.a – Acid sulfate soils overlay code – assessable development**

Performance outcomes	Acceptable outcomes	Applicant response
<b>For assessable development</b>		
<b>PO1</b> The extent and location of potential or actual acid sulfate soils is accurately identified.	<b>AO1.1</b> No excavation or filling occurs on the site. or <b>AO1.2</b> An acid sulfate soils investigation is undertaken. Note - Planning scheme policy SC 6.12– Potential and actual acid sulfate soils provides guidance on preparing an acid sulfate soils investigation.	<b>Complies with AO1.1</b> The proposal is solely for reconfiguring a lot. No excavation or filling works are proposed as part of this application.
<b>PO2</b> Development avoids disturbing potential acid sulfate soils or actual acid sulfate soils, or is managed to avoid or minimise the release of acid and metal contaminants.	<b>AO2.1</b> The disturbance of potential acid sulfate soils or actual acid sulfate soils is avoided by: (a) not excavating, or otherwise removing, soil or sediment identified as containing potential or actual acid sulfate soils; (b) not permanently or temporarily extracting groundwater that results in the aeration of previously saturated acid sulfate soils; (c) not undertaking filling that results in: (i) actual acid sulfate soils being moved below the water table; (ii) previously saturated acid sulfate soils	<b>Not applicable</b> The proposal is solely for reconfiguring a lot. No excavation or filling works are proposed as part of this application.

Performance outcomes	Acceptable outcomes	Applicant response
	<p>being aerated.</p> <p>Or</p> <p><b>AO2.2</b></p> <p>The disturbance of potential acid sulfate soils or actual acid sulfate soils is undertaken in accordance with an acid sulfate soils management plan and avoids the release of metal contaminants by:</p> <ul style="list-style-type: none"> <li>(a) neutralising existing acidity and preventing the generation of acid and metal contaminants;</li> <li>(b) preventing the release of surface or groundwater flows containing acid and metal contaminants into the environment;</li> <li>(c) preventing the in situ oxidisation of potential acid sulfate soils and actual acid sulfate soils through ground water level management;</li> <li>(d) appropriately treating acid sulfate soils before disposal occurs on or off site;</li> <li>(e) documenting strategies and reporting requirements in an acid sulfate soils environmental management plan.</li> </ul> <p>Note - Planning scheme policy SC 6.12 – Acid sulfate soils provides guidance on preparing an acid sulfate soils management plan.</p>	
<p><b>PO3</b></p> <p>No environmental harm is caused as a result of</p>	<p><b>AO3</b></p>	<p><b>Not applicable</b></p> <p>The proposal is solely for reconfiguring a lot. No</p>

Performance outcomes	Acceptable outcomes	Applicant response
exposure to potential acid sulfate soils or actual acid sulfate soils.	No acceptable outcomes are prescribed.	excavation of filling works are proposed as part of this application.

**Figure 8.2.1.3.a – Acid sulfate soils (SPP triggers)**



## 8.2.3 Coastal environment overlay code

### 8.2.3.1 Application

- (1) This code applies to assessing a material change of use, reconfiguring a lot, operational work or building work within the Coastal environment overlay, if:
  - (a) self assessable or assessable development where the code is identified as being applicable in the Assessment criteria for the Overlay Codes contained in the Levels of Assessment Tables in section 5.6;
  - (b) impact assessable development.
- (2) Land in the Coastal hazard overlay is identified on the Coastal environment overlay map in Schedule 2 and includes the following sub-categories:
  - (a) Coastal management district sub-category;
  - (b) Erosion prone area sub-category.
- (3) When using this code, reference should be made to Part 5.

### 8.2.3.2 Purpose

- (1) The purpose of the Coastal environment overlay code is to:
  - (a) implement the policy direction in the Strategic Framework, in particular:
    - (i) Theme 1 Settlement pattern: Element 3.4.7 Mitigation of hazards;
    - (ii) Theme 2 Environment and landscape values: Element 3.5.4 Coastal zones;
    - (iii) Theme 3 Natural resource management: Element 3.6.2 Land and catchment management.
  - (b) enable an assessment of whether development is suitable on land within the Coastal processes sub-categories.
- (2) The purpose of the code will be achieved through the following overall outcomes:
  - (a) facilitate the protection of both coastal processes and coastal resources;
  - (b) facilitating coastal dependent development on the foreshore over other development;
  - (c) public access to the foreshore protects public safety;
  - (d) maintain the erosion prone area as a development free buffer zone (other than for coastal dependent, temporary or relocatable development);
  - (e) require redevelopment of existing permanent buildings or structures in an erosion prone area to avoid coastal erosion risks, manage coastal erosion risks through a strategy of planned retreat or mitigate coastal erosion risks;

- (f) require development to maintain or enhance natural processes and the protective function of landforms and vegetation that can mitigate risks associated with coastal erosion;
- (g) locate and design community infrastructure to maintain the required level of functionality during and immediately after a coastal hazard event.

### Criteria for assessment

**Table 8.2.3.3.a – Coastal environment overlay code – self-assessable and assessable development**

Performance outcomes	Acceptable outcomes	Applicant response
<b>For self-assessable and assessable development</b>		
<b>PO1</b> No works other than coastal protection works extend seaward of the coastal building line.	<b>AO1.1</b> Development (including all buildings and other permanent structures such as swimming pools and retaining walls) does not extend seaward of a coastal building line.  Note – Coastal building lines are declared under the Coastal Protection and Management Act 1995 and are administered by the State Department of Environment and Heritage Protection.	<b>Not applicable</b> The proposed development is for reconfiguring a lot only. No building works are proposed as part of this application.
	<b>AO1.2</b> Coastal protection works are only undertaken as a last resort where coastal erosion presents an immediate threat to public safety or existing buildings or structures and the property cannot be relocated or abandoned.	<b>Not applicable</b> The proposed development is for reconfiguring a lot only.
	<b>AO1.3</b> Coastal protection works are as far landward as practicable on the lot containing the property to the maximum extent reasonable.	<b>Not applicable</b> The proposed development is for reconfiguring a lot only.

Performance outcomes	Acceptable outcomes	Applicant response
	<b>AO1.4</b> Coastal protection work mitigates any increase in the coastal hazard.	<b>Not applicable</b> The proposed development is for reconfiguring a lot only.
<b>PO2</b> Where a coastal building line does not exist on a lot fronting the coast or a reserve adjoining the coast, development is setback to maintain the amenity and use of the coastal resource.	<b>AO2</b> Where a coastal building line does not exist on a lot fronting the coast or a reserve adjoining the coast, development (including all buildings and structures such as swimming pools) and retaining walls are set back not less than 6 metres from the seaward boundary of the lot.	<b>Not applicable</b> The proposed development is for reconfiguring a lot only. No building works are proposed as part of this application.
<b>For assessable development</b>		
<b>Erosion prone areas</b>		
<b>PO3</b> Development identifies erosion prone areas (coastal hazards).	<b>AO3</b> No acceptable outcomes are prescribed.	<b>Not applicable</b> The proposed development is for reconfiguring a lot only. No building works are proposed as part of this application. Any future development may be conditioned to avoid erosion prone areas.
<b>PO4</b> Erosion prone areas are free from development to allow for natural coastal processes.	<b>AO4.1</b> Development is not located within the Erosion prone area, unless it can be demonstrated that the development is for: (a) community infrastructure where no suitable	<b>Not applicable</b> The proposed development is for reconfiguring a lot only. No building works are proposed as part of this application.

Performance outcomes	Acceptable outcomes	Applicant response
	<p>alternative location or site exists for this infrastructure; or</p> <p>(b) development that reflects the preferred development outcomes in accordance with the zoning of the site (i.e. in the Low density residential zone, a dwelling house is a preferred development outcome in accordance with the zoning of the site)</p>	
	<p><b>AO4.2</b></p> <p>Development involving existing permanent buildings and structures within an erosion prone area does not increase in intensity of its use by:</p> <p>(a) adding additional buildings or structures; or</p> <p>(b) incorporating a land use that will result in an increase in the number of people or employees occupying the site.</p>	<p><b>Not applicable</b></p> <p>The proposed development is for reconfiguring a lot only. No building works are proposed as part of this application.</p>
<b>Coastal management districts</b>		
<p><b>PO5</b></p> <p>Natural processes and protective functions of landforms and vegetation are maintained.</p>	<p><b>PO5.1</b></p> <p>Development within the coastal management district:</p> <p>(a) maintains vegetation on coastal land forms where its removal or damage may:</p> <p>(i) destabilise the area and increase the potential for coastal erosion, or</p> <p>(ii) interrupt the natural sediment trapping processes or dune or land building</p>	<p><b>Not applicable</b></p> <p>The subject site is not identified within the coastal management district.</p>

Performance outcomes	Acceptable outcomes	Applicant response
	<p>processes;</p> <p>(b) maintains sediment volumes of dunes and near-shore coastal landforms, or where a reduction in sediment volumes cannot be avoided, increased risks to development from coastal erosion are mitigated by location, design and construction and operating standards;</p> <p>(c) minimises the need for erosion control structures or riverine hardening through location, design and construction standards;</p> <p>(d) maintains physical coastal processes outside the development footprint for the development, including longshore transport of sediment along the coast;</p> <p>(e) reduces the risk of shoreline erosion for areas adjacent to the development footprint to the maximum extent feasible in the case of erosion control structures.</p>	
	<p><b>PO5.2</b></p> <p>Where development proposes the construction of an erosion control structure:</p> <p>(a) it is demonstrated that it is the only feasible option for protecting permanent structures from coastal erosion; and</p> <p>(b) those permanent structures cannot be abandoned or relocated in the event of coastal erosion occurring</p>	<p><b>Not applicable</b></p> <p>The proposed development is for reconfiguring a lot only. No erosion control structures are proposed.</p>

Performance outcomes	Acceptable outcomes	Applicant response
	<b>PO5.3</b> Development involving reclamation: <ul style="list-style-type: none"> <li>(a) does not alter, or otherwise minimises impacts on, the physical characteristics of a waterway or the seabed near the reclamation, including flow regimes, hydrodynamic forces, tidal water and riverbank stability;</li> <li>(b) is located outside active sediment transport area, or otherwise maintains sediment transport processes as close as possible to their natural state;</li> <li>(c) ensures activities associated with the operation of the development maintain the structure and condition of vegetation communities and avoid wind and water run-off erosion.</li> </ul>	<b>Not applicable</b> The proposed development is for reconfiguring a lot only.
<b>PO6</b> Development avoids or minimises adverse impacts on coastal resources and their values to the maximum extent reasonable.	<b>AO6.1</b> Coastal protection work that is in the form of beach nourishment uses methods of placement suitable for the location that do not interfere with the long-term use of the locality, or natural values within or neighbouring the proposed placement site. and	<b>Not applicable</b> The proposed development is for reconfiguring a lot only. The proposal does not involve any coastal protection work.
	<b>AO6.2</b> Marine development is located and designed to expand on or redevelop existing marine infrastructure unless it is demonstrated that it is not practicable to co-locate the development with existing marine	<b>Not applicable</b> The proposed development is for reconfiguring a lot only. No marine development is proposed.

Performance outcomes	Acceptable outcomes	Applicant response
	infrastructure; and	
	<b>AO6.3</b> Measures are incorporated as part of siting and design of the development to maintain or enhance water quality to achieve the environmental values and water quality objectives outlined in the Environmental Protection (Water) Policy 2009. and	<b>Not applicable</b> The proposed development is for reconfiguring a lot only. The proposal would not adversely impact water quality.
	<b>AO6.4</b> Development avoids the disturbance of acid sulfate soils, or where it is demonstrated that this is not possible, the disturbance of acid sulfate soils is carefully managed to minimise and mitigate the adverse effects of disturbance on coastal resources. and	<b>Not applicable</b> The proposed development is for reconfiguring a lot only. No excavation or filling is proposed as part of this application.
	<b>AO6.4</b> Design and siting of development protects and retains identified ecological values and underlying ecosystem processes within the development site to the greatest extent practicable.	<b>Not applicable</b> The subject site is not identified within the coastal management district (CMD). The proposal would not adversely impact ecological values or ecosystem processes within the CMD.
<b>PO7</b> Development is to maintain access to and along the	<b>AO7.1</b> Development provides for regular access points for	<b>Not applicable</b> The subject site is not identified within the

Performance outcomes	Acceptable outcomes	Applicant response
foreshore for general public access.	pedestrians including approved walking tracks, boardwalks and viewing platforms. and	coastal management district. No public access through the subject site.
	<b>A07.2</b> Development provides for regular access points for vehicles including approved roads and tracks. or	<b>Not applicable</b> The subject site is not identified within the coastal management district. The proposal is for reconfiguring a lot only there is no public access points proposed or required.
	<b>A07.3</b> Development demonstrates an alternative solution to achieve an equivalent standard of performance.	<b>Not applicable</b> The subject site is not identified within the coastal management district.
<b>PO8</b> Public access to the coast is appropriately located, designed and operated.	<b>A08.1</b> Development maintains or enhances public access to the coast. or	<b>Not applicable</b> The subject site is not identified within the coastal management district. There is no public access to the coast through the site.
	<b>A08.2</b> Development is located adjacent to state coastal land or tidal water and minimises and offsets any loss of access to and along the foreshore within 500 metres. or	<b>Not applicable</b> The subject site is not identified within the coastal management district. There is no public access to the coast through the subject site.
	<b>A08.3</b> Development adjacent to state coastal land or tidal	<b>Not applicable</b> The subject site is not identified within the

Performance outcomes	Acceptable outcomes	Applicant response
	water demonstrates an alternative solution to achieve an equivalent standard and quality of access	coastal management district. There is no public access to the coast through the subject site.
<b>PO9</b> Development adjacent to state coastal land or tidal water is located, designed and operated to: <ul style="list-style-type: none"> <li>(a) maintain existing access to and along the foreshore;</li> <li>(b) minimise any loss of access to and along the foreshore, or</li> <li>(c) offset any loss of access to and along the foreshore by providing for enhanced alternative access in the general location.</li> </ul>	<b>AO9.1</b> Development adjacent to state coastal land or tidal water: <ul style="list-style-type: none"> <li>(a) demonstrates that restrictions to public access are necessary for:               <ul style="list-style-type: none"> <li>(i) the safe and secure operation of development;</li> <li>(ii) the maintenance of coastal landforms and coastal habitat; or</li> </ul> </li> <li>(b) maintains public access (including public access infrastructure that has been approved by the local government or relevant authority) through the site to the foreshore for:               <ul style="list-style-type: none"> <li>(i) pedestrians via access points including approved walking tracks, boardwalks and viewing platforms;</li> <li>(ii) vehicles via access points including approved roads or tracks.</li> </ul> </li> </ul>	<b>Not applicable</b> The subject site is not identified within the coastal management district. There is no public access to the coast through the subject site.
	<b>AO9.2</b> Development adjacent to state coastal land or tidal water: <ul style="list-style-type: none"> <li>(a) is located and designed to:               <ul style="list-style-type: none"> <li>(i) allow safe unimpeded access to, over,</li> </ul> </li> </ul>	<b>Not applicable</b> The subject site is not identified within the coastal management district. There is no public access to the coast through the subject site.

Performance outcomes	Acceptable outcomes	Applicant response
	<p>under or around built infrastructure located on, over or along the foreshore, for example through the provision of esplanades or easement corridors to preserve future access;</p> <p>(ii) ensure emergency vehicles can access the area near the development.</p> <p>or</p> <p>(b) minimises and offsets any loss of access to and along the foreshore within 500m of existing access points and development is located and designed to:</p> <p>(i) allow safe unimpeded access to, over, under or around built infrastructure located on, over or along the foreshore, and</p> <p>(ii) ensure emergency vehicles can access the area near the development.</p>	
<b>AO10</b> Development that involves reconfiguring a lot for urban purposes adjacent to the coast is designed to ensure public access to the coast in consideration of public access demand from a whole-of-community basis and the maintenance of coastal landforms and coastal habitat.	<b>AO10.1</b> Development complies if consideration of public access demand from a whole-of-community basis and the maintenance of coastal landforms and coastal habitat is undertaken.	<b>Not applicable</b> The subject site is not identified within the coastal management district. There is no public access to the coast through the subject site.
	<b>AO10.2</b> Development demonstrates an alternative solution to achieve an equivalent standard and quality of access.	<b>Not applicable</b> The subject site is not identified within the coastal management district. There is no

Performance outcomes	Acceptable outcomes	Applicant response
		public access to the coast through the subject site.
<b>PO11</b> Development maintains public access to State coastal land by avoiding private marine development attaching to, or extending across, non-tidal State coastal land.	<b>AO11</b> Private marine access structures and other structures such as decks or boardwalks for private use do not attach to or extend across State coastal land that is situated above high water mark	<b>Not applicable</b> The proposal is for reconfiguring a lot only. No private marine access structures are proposed.
<b>PO12</b> Development in connection with an artificial waterway enhances public access to coastal waters.	<b>AO12</b> The artificial waterway avoids intersecting with or connection to inundated land or leased land where the passage, use or movement of vessels in water on the land could be restricted or prohibited by the registered proprietor of the inundated land or leased land.	<b>Not applicable</b> The proposal is for reconfiguring a lot only. There is no artificial waterway associated with the proposed development.
<b>Coastal landscapes, views and vistas</b>		
<b>PO13</b> Development maintains and / or enhances natural coastal landscapes, views and vistas.	<b>AO13</b> No acceptable outcomes are prescribed.	<b>Complies with PO13</b> The proposal is for reconfiguring a lot only. The proposal would not adversely impact existing views and vistas.
<b>PO14</b> Coastal settlements are consolidated through the concentration of development within the existing urban areas through infill and conserving the natural state of the coastal area outside existing urban areas.	<b>AO14</b> No acceptable outcomes are prescribed.	<b>Complies with PO14</b> The proposal for reconfiguring a lot would create an additional rural residential or rural lifestyle lot within an existing urban area.

Performance outcomes	Acceptable outcomes	Applicant response
<b>Private marine development</b>		
<b>PO15</b> Private marine development is to avoid attaching to, or extending across, non-tidal State coastal land.	<b>AO15</b> Private marine development and other structures such as decks or boardwalks for private use do not attach to, or extend across, State coastal land that is situated above high water mark.  Note – For occupation permits or allocations of State land, refer to the <i>Land Act 1994</i> .	<b>Not applicable</b> The proposal is for reconfiguring a lot only. No private marine development is proposed.
<b>PO16</b> The location and design of private marine development does not adversely affect the safety of members of the public access to the foreshore.	<b>AO16</b> Private marine development does not involve the erection or placement of any physical barrier preventing existing access, along a public access way to the foreshores.	<b>Not applicable</b> The proposal is for reconfiguring a lot only. No private marine development is proposed.
<b>PO17</b> Private marine development is of a height and scale and size compatible with the character and amenity of the location.	<b>AO17</b> Private marine development has regard to: <ul style="list-style-type: none"> <li>(a) the height, scale and size of the natural features of the immediate surroundings and locality;</li> <li>(b) the height, scale and size of existing buildings or other structures in the immediate surroundings and the locality;</li> <li>(c) if the relevant planning scheme states that desired height, scale or size of buildings or other structures in the immediate surroundings or locality – the stated desired height, scale or size.</li> </ul> Note – The prescribed tidal works code in the <i>Coastal Protection</i>	<b>Not applicable</b> The proposal is for reconfiguring a lot only. No private marine development is proposed.

Performance outcomes	Acceptable outcomes	Applicant response
	<i>and Management Regulation 2003 outlines design and construction requirements that must be complied with.</i>	
<b>PO18</b> Private marine development avoids adverse impacts on coastal landforms and coastal processes.	<b>AO18</b> Private marine development does not require the construction of coastal protection works, shoreline or riverbank hardening or dredging for marine access.	<b>Not applicable</b> The proposal is for reconfiguring a lot only. No private marine development is proposed.
<b>For dry land marinas and artificial waterways</b>		
<b>PO19</b> Dry land marinas and artificial waterways: <ul style="list-style-type: none"> <li>(a) avoid impacts on coastal resources;</li> <li>(b) do not contribute to the degradation of water quality;</li> <li>(c) do not increase the risk of flooding;</li> <li>(d) do not result in the degradation or loss of MSES;</li> <li>(e) do not result in an adverse change to the tidal prism of the natural waterway to which development is connected.</li> <li>(f) does not involve reclamation of tidal land other than for the purpose of:               <ul style="list-style-type: none"> <li>(i) coastal dependent development, public marine development; or</li> <li>(i) community infrastructure, where there is no feasible alternative; or</li> </ul> </li> </ul>	<b>AO19</b> No acceptable solutions are prescribed.	<b>Not applicable</b> The proposal is for reconfiguring a lot only. No dry land marinas and artificial waterways are proposed.

Performance outcomes	Acceptable outcomes	Applicant response
<p>(iii) strategic ports, boat harbours or strategic airports and aviation facilities in accordance with a statutory land use plan; or</p> <p>(iv) coastal protection works or works necessary to protect coastal resources and processes.</p>		

## **8.2.4 Flood and storm tide hazard overlay code**

### **8.2.4.1 Application**

- (1) This code applies to assessing a material change of use, reconfiguring a lot, operational work or building work within the Flood and storm tide hazard overlay, if:
  - (a) self assessable or assessable development where the code is identified as being applicable in the Assessment criteria for the Overlay Codes contained in the Levels of Assessment Tables in section 5.6;
  - (b) impact assessable development.
- (2) Land in the Flood and storm tide hazard overlay is identified on the Flood and storm tide hazard overlay map in Schedule 2 and includes the:
  - (a) Storm tide – high hazard sub-category;
  - (b) Storm tide – medium hazard sub-category;
  - (c) Flood plain assessment sub-category;
  - (d) 100 ARI Mossman, Port Douglas and Daintree Township Flood Studies sub-category.
- (3) When using this code, reference should be made to Part 5.

Note - The Flood and storm tide hazards overlay maps contained in Schedule 2 identify areas (Flood and storm tide inundation areas) where flood and storm tide inundation modelling has been undertaken by the Council. Other areas not identified by the Flood and inundation hazards overlay maps contained in Schedule 2 may also be subject to the defined flood event or defined storm tide event.

### **8.2.4.2 Purpose**

- (1) The purpose of the Flood and storm tide hazard overlay code is to:
  - (a) implement the policy direction in the Strategic Framework, in particular:
    - (i) Theme 1 Settlement pattern: Element 3.4.7 Mitigation of hazards;
    - (ii) Theme 6 Infrastructure and transport: Element 3.9.2 Energy.
  - (b) enable an assessment of whether development is suitable on land within the Flood and storm tide hazard sub-categories.
- (2) The purpose of the code will be achieved through the following overall outcomes:
  - (a) development siting, layout and access responds to the risk of the natural hazard and minimises risk to personal safety;
  - (b) development achieves an acceptable or tolerable risk level, based on a fit for purpose risk assessment;
  - (c) the development is resilient to natural hazard events by ensuring siting and design accounts for the potential risks of natural hazards to property;

- (d) the development supports, and does not unduly burden disaster management response or recovery capacity and capabilities;
- (e) the development directly, indirectly and cumulatively avoids an unacceptable increase in severity of the natural hazards and does not significantly increase the potential for damage on site or to other properties;
- (f) the development avoids the release of hazardous materials as a result of a natural hazard event;
- (g) natural processes and the protective function of landforms and/or vegetation are maintained in natural hazard areas;
- (h) community infrastructure is located and designed to maintain the required level of functionality during and immediately after a hazard event.

### Criteria for assessment

**Table 8.2.4.3.a – Flood and storm tide hazards overlay code –assessable development**

Performance outcomes	Acceptable outcomes	Applicant response
<b>For self-assessable and assessable development</b>		
<b>PO1</b> Development is located and designed to: <ul style="list-style-type: none"> <li>a) ensure the safety of all persons;</li> <li>b) minimise damage to the development and contents of buildings;</li> <li>c) provide suitable amenity;</li> <li>d) minimise disruption to residents, recovery time, and rebuilding or restoration costs after inundation events.</li> </ul> Note – For assessable development within the flood plain assessment sub-category, a flood study by a suitably qualified professional is required to identify compliance with the intent of the acceptable outcome.	<b>AO1.1</b> Development is sited on parts of the land that is not within the Flood and Storm tide hazards overlay maps contained in Schedule 2; or For dwelling houses,	<b>Able to comply with AO1.1</b> The proposed development for reconfiguring a lot would facilitate the creation of a additional lot to the north, which is partly affected by the Medium storm tide hazard area. Proposed Lot 2 is largely unaffected and there would be sufficient area for future residential development outside the mapped storm tide hazard areas.
	<b>AO1.2</b> Development within the Flood and Storm Tide hazards overlay maps (excluding the Flood plain assessment sub-category) is designed to provide immunity to the Defined Inundation Event as outlined within Table 8.2.4.3.b plus a freeboard of 300mm.	
	<b>AO1.3</b>	<b>Not applicable</b> The proposal is solely for reconfiguring a lot.

Performance outcomes	Acceptable outcomes	Applicant response
	<p>New buildings are:</p> <ul style="list-style-type: none"> <li>(a) not located within the overlay area;</li> <li>(b) located on the highest part of the site to minimise entrance of flood waters;</li> <li>(c) provided with clear and direct pedestrian and vehicle evacuation routes off the site.</li> </ul>	Proposed Lot 2 contains sufficient area and dimension for a future dwelling house outside the mapped hazard area.
	<p><b>AO1.4</b></p> <p>In non urban areas, buildings and infrastructure are set back 50 metres from natural riparian corridors to maintain their natural function of reducing velocity of floodwaters.</p>	<p><b>Not applicable</b></p> <p>The subject site is located within an urban area.</p>
<b>For assessable development</b>		
<p><b>PO2</b></p> <p>The development is compatible with the level of risk associated with the natural hazard.</p>	<p><b>AO2</b></p> <p>The following uses are not located in land inundated by the Defined Flood Event (DFE) / Storm tide:</p> <ul style="list-style-type: none"> <li>(a) Retirement facility;</li> <li>(b) Community care facility;</li> <li>(c) Child care centre.</li> </ul>	<p><b>Not applicable</b></p> <p>The proposed development is for reconfiguring a lot to facilitate future residential development.</p>
<p><b>PO3</b></p> <p>Development siting and layout responds to flooding potential and maintains personal safety</p>	<p>For Material change of use</p> <p><b>AO3.1</b></p> <p>New buildings are:</p>	<p><b>Not applicable</b></p> <p>The proposal is for reconfiguring a lot only.</p>

Performance outcomes	Acceptable outcomes	Applicant response
	<p>(a) not located within the overlay area;</p> <p>(b) located on the highest part of the site to minimise entrance of flood waters;</p> <p>(c) provided with clear and direct pedestrian and vehicle evacuation routes off the site.</p> <p>or</p> <p><b>AO3.2</b></p> <p>The development incorporates an area on site that is at least 300mm above the highest known flood inundation level with sufficient space to accommodate the likely population of the development safely for a relatively short time until flash flooding subsides or people can be evacuated.</p> <p>or</p> <p><b>AO3.3</b></p> <p>Where involving an extension to an existing dwelling house that is situated below DFE /Storm tide, the maximum size of the extension does not exceed 70m<sup>2</sup> gross floor area.</p> <p>Note – If part of the site is outside the Hazard Overlay area, this is the preferred location of all buildings.</p>	
	<p>For Reconfiguring a lot</p> <p><b>AO3.4</b></p> <p>Additional lots:</p> <p>(a) are not located in the hazard overlay area;</p>	<p><b>Complies with AO3.4</b></p> <p>The proposal for reconfiguring a lot creates Proposed Lot 2, which is largely unaffected by the hazard overlay mapping and provides sufficient area and dimension for a future</p>

Performance outcomes	Acceptable outcomes	Applicant response
	<p>or</p> <p>(b) are demonstrated to be above the flood level identified for the site.</p> <p>Note - If part of the site is outside the Hazard Overlay area, this is the preferred location for all lots (excluding park or other open space and recreation lots).</p> <p>Note – Buildings subsequently developed on the lots will need to comply with the relevant building assessment provisions under the <i>Building Act 1975</i>.</p>	dwelling house.
	<p><b>AO3.5</b></p> <p>Road and/or pathway layout ensures residents are not physically isolated from adjacent flood free urban areas and provides a safe and clear evacuation route path:</p> <p>(a) by locating entry points into the reconfiguration above the flood level and avoiding culs-de-sac or other non-permeable layouts; and</p> <p>(b) by direct and simple routes to main carriageways.</p>	<p><b>Able to comply with AO3.5</b></p> <p>Proposed Lot 2 would provide for an access along the northern boundary outside the mapped hazard area.</p>
	<p><b>AO3.6</b></p> <p>Signage is provided on site (regardless of whether the land is in public or private ownership) indicating the position and path of all safe evacuation routes off the site and if the site contains, or is within 100m of a floodable waterway, hazard warning signage and depth indicators are also provided at key hazard points, such as at floodway crossings or entrances to</p>	<p><b>Able to comply with AO3.6</b></p> <p>Provision of signage, where applicable, may be conditioned as part of any future development on the site.</p>

Performance outcomes	Acceptable outcomes	Applicant response
	<p>low-lying reserves.</p> <p>or</p> <p><b>AO3.7</b></p> <p>There is no intensification of residential uses within the flood affected areas on land situated below the DFE/Storm tide</p>	
	<p>For Material change of use (Residential uses)</p> <p><b>AO3.8</b></p> <p>The design and layout of buildings used for residential purposes minimise risk from flooding by providing:</p> <p>(a) parking and other low intensive, non-habitable uses at ground level;</p> <p>Note - The high-set 'Queenslander' style house is a resilient low-density housing solution in floodplain areas. Higher density residential development should ensure only non-habitable rooms (e.g. garages, laundries) are located on the ground floor.</p>	<p><b>Not applicable</b></p> <p>The proposal is for reconfiguring a lot only.</p>
<p><b>PO4</b></p> <p>Development is resilient to flood events by ensuring design and built form account for the potential risks of flooding.</p>	<p>For Material change of use (Non-residential uses)</p> <p><b>AO4.2</b></p> <p>Non residential buildings and structures allow for the flow through of flood waters on the ground floor.</p> <p>Note - Businesses should ensure that they have the necessary contingency plans in place to account for the potential need to relocate property prior to a flood event (e.g. allow enough time to transfer stock to the upstairs level of a building or off site).</p>	<p><b>Not applicable</b></p> <p>The proposal is for reconfiguring a lot only.</p>

Performance outcomes	Acceptable outcomes	Applicant response
	<p>Note - The relevant building assessment provisions under the <i>Building Act 1975</i> apply to all building work within the Hazard Area and need to take into account the flood potential within the area.</p>	
	<p><b>AO4.3</b></p> <p>Materials are stored on-site:</p> <ul style="list-style-type: none"> <li>(a) are those that are readily able to be moved in a flood event;</li> <li>(b) where capable of creating a safety hazard by being shifted by flood waters, are contained in order to minimise movement in times of flood.</li> </ul> <p>Notes -</p> <ul style="list-style-type: none"> <li>(a) Businesses should ensure that they have the necessary contingency plans in place to account for the potential need to relocate property prior to a flood event (e.g. allow enough time to transfer stock to the upstairs level of a building or off site).</li> <li>(b) Queensland Government Fact Sheet 'Repairing your House after a Flood' provides information about water resilient products and building techniques.</li> </ul>	<p><b>Not applicable</b></p> <p>The proposal is for reconfiguring a lot only.</p>
<p><b>PO5</b></p> <p>Development directly, indirectly and cumulatively avoids any increase in water flow velocity or flood level and does not increase the potential flood damage either on site or on other properties.</p> <p>Note – Berms and mounds are considered to be an</p>	<p>For Operational works</p> <p><b>AO5.1</b></p> <p>Works in urban areas associated with the proposed development do not involve:</p> <ul style="list-style-type: none"> <li>(a) any physical alteration to a watercourse or floodway including vegetation clearing; or</li> <li>(b) a net increase in filling (including berms and</li> </ul>	<p><b>Not applicable</b></p> <p>The proposal is for reconfiguring a lot only.</p>

Performance outcomes	Acceptable outcomes	Applicant response
undesirable built form outcome and are not supported.	mounds).	
	<b>AO5.2</b> Works (including buildings and earthworks) in non urban areas either: (a) do not involve a net increase in filling greater than 50m <sup>3</sup> ; or (b) do not result in any reductions of on-site flood storage capacity and contain within the subject site any changes to depth/duration/velocity of flood waters; or (c) do not change flood characteristics outside the subject site in ways that result in: (i) loss of flood storage; (ii) loss of/changes to flow paths; (iii) acceleration or retardation of flows or any reduction in flood warning times elsewhere on the flood plain.	<b>Not applicable</b> The proposal is for reconfiguring a lot only. No earthworks are proposed as part of this application.
	For Material change of use <b>AO5.3</b> Where development is located in an area affected by DFE/Storm tide, a hydraulic and hydrology report, prepared by a suitably qualified professional, demonstrates that the development maintains the flood storage capacity on the	<b>Not applicable</b> The proposal is for reconfiguring a lot only.

Performance outcomes	Acceptable outcomes	Applicant response
	<p>subject site; and</p> <p>(a) does not increase the volume, velocity, concentration of flow path alignment of stormwater flow across sites upstream, downstream or in the general vicinity of the subject site; and</p> <p>(b) does not increase ponding on sites upstream, downstream or in the general vicinity of the subject site.</p>	
	<p>For Material change of use and Reconfiguring a lot</p> <p><b>AO5.4</b></p> <p>In non urban areas, buildings and infrastructure are set back 50 metres from natural riparian corridors to maintain their natural function of reducing velocity of floodwaters.</p> <p>Note – Fences and irrigation infrastructure (e.g. irrigation tape) in rural areas should be managed to minimise adverse the impacts that they may have on downstream properties in the event of a flood.</p>	<p><b>Not applicable</b></p> <p>The proposal is for reconfiguring a lot in an urban area.</p>
<p><b>PO6</b></p> <p>Development avoids the release of hazardous materials into floodwaters.</p>	<p>For Material change of use</p> <p><b>AO6.1</b></p> <p>Materials manufactured or stored on site are not hazardous or noxious, or comprise materials that may cause a detrimental effect on the environment if discharged in a flood event;</p> <p>or</p>	<p><b>Not applicable</b></p> <p>The proposal is for reconfiguring a lot only.</p>

Performance outcomes	Acceptable outcomes	Applicant response
	<b>AO6.2</b> If a DFE level is adopted, structures used for the manufacture or storage of hazardous materials are: (a) located above the DFE level; or (b) designed to prevent the intrusion of floodwaters.	
	<b>AO6.3</b> Infrastructure is designed and constructed to resist hydrostatic and hydrodynamic forces as a result of inundation by the DFE.	<b>Not applicable</b> The proposal is for reconfiguring a lot only.
	<b>AO6.4</b> If a flood level is not adopted, hazardous materials and their manufacturing equipment are located on the highest part of the site to enhance flood immunity and designed to prevent the intrusion of floodwaters.  Note – Refer to <i>Work Health and Safety Act 2011</i> and associated Regulation and Guidelines, the <i>Environmental Protection Act 1994</i> and the relevant building assessment provisions under the <i>Building Act 1975</i> for requirements related to the manufacture and storage of hazardous materials.	<b>Not applicable</b> The proposal is for reconfiguring a lot only. No hazard material storage is proposed as part of this application.
<b>PO7</b> The development supports, and does not unduly burden, disaster management response or	<b>AO7</b> Development does not:	<b>Able to comply with AO7</b> The proposal for reconfiguring a lot would create an additional rural residential lot for

Performance outcomes	Acceptable outcomes	Applicant response
recovery capacity and capabilities.	<ul style="list-style-type: none"> <li>(a) increase the number of people calculated to be at risk of flooding;</li> <li>(b) increase the number of people likely to need evacuation;</li> <li>(c) shorten flood warning times; and</li> <li>(d) impact on the ability of traffic to use evacuation routes, or unreasonably increase traffic volumes on evacuation routes.</li> </ul>	future residential development. Proposed Lot 2 is located largely outside the mapped hazard area, providing sufficient area for future residential development and access outside hazard area.
<p><b>PO8</b></p> <p>Development involving community infrastructure:</p> <ul style="list-style-type: none"> <li>(a) remains functional to serve community need during and immediately after a flood event;</li> </ul> <p>is designed, sited and operated to avoid adverse impacts on the community or environment due to impacts of flooding on infrastructure, facilities or access and egress routes;</p> <p>retains essential site access during a flood event;</p> <p>is able to remain functional even when other infrastructure or services may be compromised in a flood event.</p>	<p><b>AO8.1</b></p> <p>The following uses are not located on land inundated during a DFE/Storm tide:</p> <ul style="list-style-type: none"> <li>(a) community residence; and</li> <li>(b) emergency services; and</li> <li>(c) residential care facility; and</li> <li>(d) utility installations involving water and sewerage treatment plants; and</li> <li>(e) storage of valuable records or items of historic or cultural significance (e.g. archives, museums, galleries, libraries).</li> </ul> <p>or</p> <p><b>AO8.2</b></p> <p>The following uses are not located on land inundated during a 1% AEP flood event:</p> <ul style="list-style-type: none"> <li>(a) community and cultural facilities, including facilities where an education and care</li> </ul>	<p><b>Not applicable</b></p> <p>The proposal is for reconfiguring a lot for future residential development only.</p>

Performance outcomes	Acceptable outcomes	Applicant response
	<p>service under the Education and care Services National law (Queensland) is operated or child care service under the <i>Child Care Act 2002</i> is conducted,</p> <p>(b) community centres;</p> <p>(c) meeting halls;</p> <p>(d) galleries;</p> <p>(e) libraries.</p> <p>The following uses are not located on land inundated during a 0.5% AEP flood event.</p> <p>(a) emergency shelters;</p> <p>(b) police facilities;</p> <p>(c) sub stations;</p> <p>(d) water treatment plant</p> <p>The following uses are not located on land inundated during a 0.2% AEP flood event:</p> <p>(a) correctional facilities;</p> <p>(b) emergency services;</p> <p>(c) power stations;</p> <p>(d) major switch yards.</p> <p>and/or</p> <p><b>AO8.3</b></p> <p>The following uses have direct access to low hazard evacuation routes as defined in Table <b>8.2.4.3.c</b> :</p>	

Performance outcomes	Acceptable outcomes	Applicant response
	(a) community residence; and (b) emergency services; and (c) hospitals; and (d) residential care facility; and (e) sub stations; and (f) utility installations involving water and sewerage treatment plants.	
	<b>AO8.4</b> Any components of infrastructure that are likely to fail to function or may result in contamination when inundated by flood, such as electrical switch gear and motors, telecommunications connections, or water supply pipeline air valves are: (a) located above DFE/Storm tide or the highest known flood level for the site; (b) designed and constructed to exclude floodwater intrusion / infiltration.	<b>Not applicable</b> The proposal is for reconfiguring a lot only.
	<b>AO8.5</b> Infrastructure is designed and constructed to resist hydrostatic and hydrodynamic forces as a result of inundation by a flood.	<b>Not applicable</b> The proposal is for reconfiguring a lot only.

**Table 8.2.4.3.b - Minimum immunity (floor levels) for development**

Minimum immunity to be achieved (floor levels)	Uses and elements of activities acceptable in the event
20% AEP level	<ul style="list-style-type: none"> <li>Parks and open space.</li> </ul>
5% AEP level	<ul style="list-style-type: none"> <li>Car parking facilities (including car parking associated with use of land).</li> </ul>
1% AEP level	<ul style="list-style-type: none"> <li>All development (where not otherwise requiring an alternative level of minimum immunity).</li> </ul>
0.5% AEP level	<ul style="list-style-type: none"> <li>Emergency services (if for a police station);</li> <li>Industry activities (if including components which store, treat or use hazardous materials);</li> <li>Substation;</li> <li>Utility installation.</li> </ul>
0.2% AEP level	<ul style="list-style-type: none"> <li>Emergency services;</li> <li>Hospital;</li> <li>Major electricity infrastructure;</li> <li>Special industry.</li> </ul>

**Table 8.2.4.3.c - Degree of flood**

Criteria	Low	Medium	High	Extreme
Wading ability	If necessary children and the elderly could wade. (Generally, safe wading velocity depth product is less than 0.25)	Fit adults can wade. (Generally, safe wading velocity depth product is less than 0.4)	Fit adults would have difficulty wading. (Generally, safe wading velocity depth product is less than 0.6)	Wading is not an option.
Evacuation distances	< 200 metres	200-400 metres	400-600 metres	600 metres
Maximum flood depths	< 0.3 metre	< 0.6 metre	< 1.2 metres	1.2 metres
Maximum flood velocity	< 0.4 metres per second	< 0.8 metres per second	< 1.5 metres per second	1.5 metres per second
Typical means of egress	Sedan	Sedan early, but 4WD or trucks later	4WD or trucks only in early stages, boats or helicopters	Large trucks, boats or helicopters
Timing Note: This category cannot be implemented until evacuation times have been established in the Counter Disaster Plan (Flooding)	Ample flood forecasting. Warning and evacuation routes remain passable for twice as long as evacuation time.	Evacuation routes remain trafficable for 1.5 times as long as the evacuation.	Evacuation routes remain trafficable for only up to minimum evacuation time.	There is insufficient evacuation time.

Note: The evacuation times for various facilities or areas would (but not necessarily) be included in the Counter Disaster Plan.

Generally safe wading conditions assume even walking surfaces and no obstructions, steps, soft underfoot etc.

## 8.2.7 Natural areas overlay code

### 8.2.7.1 Application

- (1) This code applies to assessing a material change of use, reconfiguring a lot, operational work or building work within the Natural areas overlay, if:
  - (a) self-assessable or assessable development where the code is identified as being applicable in the Assessment criteria for the Overlay Codes contained in the Levels of Assessment Tables in section 5.6;
  - (b) impact assessable development.
- (2) Land in the Natural areas overlay is identified on the Natural areas overlay map in Schedule 2 and includes the following sub-categories:
  - (a) MSES – Protected area;
  - (b) MSES – Marine park;
  - (c) MSES – Wildlife habitat;
  - (d) MSES – Regulated vegetation;
  - (e) MSES – Regulated vegetation (intersecting a Watercourse);
  - (f) MSES – High ecological significance wetlands;
  - (g) MSES – High ecological value waters (wetlands);
  - (h) MSES – High ecological value waters (watercourse);
  - (i) MSES – Legally secured off set area.

Note – MSES = Matters of State Environmental Significance.

- (3) When using this code, reference should be made to Part 5.

### 8.2.7.2 Purpose

- (1) The purpose of the Natural areas overlay code is to:
  - (a) implement the policy direction in the Strategic Framework, in particular:
    - (i) Theme 2: Environment and landscape values, Element 3.5.3 Biodiversity, Element 3.5.4 Coastal zones;
    - (ii) Theme 3: Natural resource management Element 3.6.2 Land and catchment management, Element 3.6.3 Primary production, forestry and fisheries.
  - (b) enable an assessment of whether development is suitable on land within the Biodiversity area overlay sub-categories.
- (2) The purpose of the code will be achieved through the following overall outcomes:

- (a) development is avoided within:
  - (i) areas containing matters of state environmental significance (MSES);
  - (ii) other natural areas;
  - (iii) wetlands and wetland buffers;
  - (iv) waterways and waterway corridors.
- (b) where development cannot be avoided, development:
  - (i) protects and enhances areas containing matters of state environmental significance;
  - (ii) provides appropriate buffers;
  - (iii) protects the known populations and supporting habitat of rare and threatened flora and fauna species, as listed in the relevant State and Commonwealth legislation;
  - (iv) ensures that adverse direct or indirect impacts on areas of environmental significance are minimised through design, siting, operation, management and mitigation measures;
  - (v) does not cause adverse impacts on the integrity and quality of water in upstream or downstream catchments, including the Great Barrier Reef World Heritage Area;
  - (vi) protects and maintains ecological and hydrological functions of wetlands, waterways and waterway corridors;
  - (vii) enhances connectivity across barriers for aquatic species and habitats;
  - (viii) rehabilitates degraded areas to provide improved habitat condition, connectivity, function and extent;
  - (ix) protects areas of environmental significance from weeds, pests and invasive species.
- (c) strategic rehabilitation is directed to areas on or off site, where it is possible to achieve expanded habitats and increased connectivity.

### Criteria for assessment

**Table 8.2.7.3.a - Natural areas overlay code – assessable development**

Performance outcomes	Acceptable outcomes	Applicant response
<b>For self-assessable and assessable development</b>		

Performance outcomes	Acceptable outcomes	Applicant response
<b>Protection of matters of environmental significance</b>		
<b>PO1</b> Development protects matters of environmental significance.	<b>AO1.1</b> Development avoids significant impact on the relevant environmental values. or	<b>Able to comply with AO1.1</b> The proposed development is solely for reconfiguring a lot (1 Lot into 2 Lots). Whilst it is noted that the overlay mapping depicts regulated vegetation a significant portion of the site, the site has been historically cleared and vegetation present on the site is predominantly located adjacent to the existing dwelling house and shed. Proposed Lot 2 is sparsely vegetated with limited remnant vegetation at the rear of the site and a mix of native and exotic species in close proximity to the front boundary.
	<b>AO1.2</b> A report is prepared by an appropriately qualified person demonstrating to the satisfaction of the assessment manager, that the development site does not contain any matters of state and local environmental significance. or	
	<b>AO1.3</b> Development is located, designed and operated to mitigate significant impacts on environmental values. For example, a report certified by an appropriately qualified person demonstrating to the satisfaction of the assessment manager, how the proposed	

Performance outcomes	Acceptable outcomes	Applicant response
	development mitigates impacts, including on water quality, hydrology and biological processes.	
<b>Management of impacts on matters of environmental significance</b>		
<b>PO2</b> Development is located, designed and constructed to avoid significant impacts on matters of environmental significance.	<b>AO2</b> The design and layout of development minimises adverse impacts on ecologically important areas by: <ul style="list-style-type: none"> <li>(a) focusing development in cleared areas to protect existing habitat;</li> <li>(b) utilising design to consolidate density and preserve existing habitat and native vegetation;</li> <li>(c) aligning new property boundaries to maintain ecologically important areas;</li> <li>(d) ensuring that alterations to natural landforms, hydrology and drainage patterns on the development site do not negatively affect ecologically important areas;</li> <li>(e) ensuring that significant fauna habitats are protected in their environmental context; and</li> <li>(f) incorporating measures that allow for the safe movement of fauna through the site.</li> </ul>	<b>Complies with AO2</b> Whilst it is noted that the overlay mapping depicts regulated vegetation a significant portion of the site, the site has been historically cleared and vegetation present on the site is predominantly located adjacent to the existing dwelling house and shed. Proposed Lot 2 is sparsely vegetated with limited remnant vegetation at the rear of the site and a mix of native and exotic species in close proximity to the front boundary. There are no ecologically important areas on the site The proposed development would not adversely impact matters of environmental significance.
<b>PO3</b> An adequate buffer to areas of state environmental significance is provided and maintained.	<b>AO3.1</b> A buffer for an area of state environmental significance (Wetland protection area) has a minimum width of: <ul style="list-style-type: none"> <li>(a) 100 metres where the area is located outside</li> </ul>	<b>Not applicable</b> There are no identified wetland protection areas on the site.

Performance outcomes	Acceptable outcomes	Applicant response
	Urban areas; or  (b) 50 metres where the area is located within a Urban areas.  or	
	<b>AO3.2</b> A buffer for an area of state environmental significance is applied and maintained, the width of which is supported by an evaluation of environmental values, including the function and threats to matters of environmental significance.	<b>Able to comply with AO3.2</b> The site has been historically cleared. The proposed development for reconfiguring a lot would not impact areas of state environmental significance adjacent to the site.
<b>PO4</b> Wetland and wetland buffer areas are maintained, protected and restored.  Note – Wetland buffer areas are identified in AO3.1.	<b>AO4.1</b> Native vegetation within wetlands and wetland buffer areas is retained.	<b>Not applicable</b> There are no wetlands or wetland buffer areas within the subject site.
	<b>AO4.2</b> Degraded sections of wetlands and wetland buffer areas are revegetated with endemic native plants in patterns and densities which emulate the relevant regional ecosystem.	<b>Not applicable</b> There are no wetlands or wetland buffer areas within the subject site.
<b>PO5</b> Development avoids the introduction of non-native pest species (plant or animal), that pose a risk to ecological integrity.	<b>AO5.1</b> Development avoids the introduction of non-native pest species.	<b>Able to comply with AO5.1</b> The proposal for reconfiguring a lot would not introduce non-native pest species.
	<b>AO5.2</b> The threat of existing pest species is controlled by	<b>Able to comply with AO5.2</b> Development approval may be appropriately

Performance outcomes	Acceptable outcomes	Applicant response
	adopting pest management practices for long-term ecological integrity.	conditioned to ensure pest management practices are implemented to control the threat of pest species.
<b>Ecological connectivity</b>		
<b>PO6</b> Development protects and enhances ecological connectivity and/or habitat extent.	<b>AO6.1</b> Development retains native vegetation in areas large enough to maintain ecological values, functions and processes. and	<b>Not applicable</b> The subject site has been historically cleared and there is limited connectivity between remnant vegetation remaining on the site.
	<b>AO6.2</b> Development within an ecological corridor rehabilitates native vegetation. and	<b>Not applicable</b> The subject site has been historically cleared and does not contain contiguous remnant vegetation to constitute an ecological corridor.
	<b>AO6.3</b> Development within a conservation corridor mitigates adverse impacts on native fauna, feeding, nesting, breeding and roosting sites and native fauna movements.	<b>Not applicable</b> The subject site does not contain a conservation corridor.
<b>PO7</b> Development minimises disturbance to matters of state environmental significance (including existing ecological corridors).	<b>AO7.1</b> Development avoids shading of vegetation by setting back buildings by a distance equivalent to the height of the native vegetation.	<b>Not applicable</b> The proposal is solely for reconfiguring a lot.

Performance outcomes	Acceptable outcomes	Applicant response
	and	
	<b>A07.2</b> Development does not encroach within 10 metres of existing riparian vegetation and watercourses.	<b>Not applicable</b> The proposal is solely for reconfiguring a lot. Proposed Lot 2 has sufficient area and dimension to facilitate a future building adequately setback from the watercourse adjacent to the rear boundary and riparian vegetation.
<b>Waterways in an urban area</b>		
<b>PO8</b> Development is set back from waterways to protect and maintain: (a) water quality; (b) hydrological functions; (c) ecological processes; (d) biodiversity values; (e) riparian and in-stream habitat values and connectivity; (f) in-stream migration	<b>A08.1</b> Where a waterway is contained within an easement or a reserve required for that purpose, development does not occur within the easement or reserve; or	<b>Not applicable</b> There are no watercourses within the subject site.
	<b>A08.2</b> Development does not occur on the part of the site affected by the waterway corridor. Note – Waterway corridors are identified within Table 8.2.7.3.b.	<b>Not applicable</b> There are no watercourses within the subject site.
<b>Waterways in a non-urban area</b>		
<b>PO9</b> Development is set back from waterways to protect	<b>A09</b> Development does not occur on that part of the site	<b>Not applicable</b> There are no watercourses within the subject

Performance outcomes	Acceptable outcomes	Applicant response
and maintain: (a) water quality; (b) hydrological functions; (c) ecological processes; (d) biodiversity values; (e) riparian and in-stream habitat values and connectivity; (f) in-stream migration.	affected by a waterway corridor.  Note – Waterway corridors are identified within Table 8.2.7.3.b.	site.

**Table 8.2.7.3.b — Widths of waterway corridors for waterways**

Waterways classification	Waterway corridor width
Waterways in Urban areas	10 metres measured perpendicular from the top of the high bank.
Waterways in Other areas	For a dwelling house, 10 metres measured perpendicular from the top of the high bank. For all other development, 20 metres measured perpendicular from the top of the high bank.

## 8.2.10 Transport network overlay code

### 8.2.10.1 Application

- (1) This code applies to assessing a material change of use, reconfiguring a lot, operational work or building work within the Transport network overlay; if:
  - (a) self-assessable or assessable development where the code is identified as being applicable in the Assessment criteria for the Overlay Codes contained in the Levels of Assessment Tables in section 5.6;
  - (b) impact assessable development.
- (2) Land within the Transport network overlay is identified on the Transport network (Road Hierarchy) overlay map and the Transport network (Pedestrian and Cycle) overlay map in Schedule 2 and includes the following sub-categories:
  - (a) Transport network (Road Hierarchy) overlay sub-categories:
    - i. State controlled road sub-category;
    - ii. Sub-arterial road sub-category;
    - iii. Collector road sub-category;
    - iv. Access road sub-category;
    - v. Industrial road sub-category;
    - vi. Major rural road sub-category;
    - vii. Minor rural road sub-category;
    - viii. Unformed road sub-category;
    - ix. Major transport corridor buffer area sub-category.
  - (b) Transport network (Pedestrian and Cycle) overlay sub-categories:
    - i. Principal route;
    - ii. Future principal route;
    - iii. District route;
    - iv. Neighbourhood route;
    - v. Strategic investigation route.
- (3) When using this code, reference should be made to Part 5.

### 8.2.10.2 Purpose

- (1) The purpose of the Transport network overlay code is to:
  - (a) implement the policy direction of the Strategic Framework, in particular:
    - i. Theme 1: Settlement pattern Element 3.4.2 Urban settlement, Element 3.4.3 Activity centres;
    - ii. Theme 6: Infrastructure and transport Element 3.9.4 Transport;
  - (b) enable an assessment of whether development is suitable on land within the Transport network overlay.
- (2) The purpose of the code will be achieved through the following overall outcomes:
  - (a) development provides for transport infrastructure (including active transport infrastructure);
  - (b) development contributes to a safe and efficient transport network;
  - (c) development supports the existing and future role and function of the transport network;
  - (d) development does not compromise the safety and efficiency of major transport infrastructure and facilities.

### 8.2.10.3 Criteria for assessment

**Table 8.2.10.3.a – Transport network overlay code – assessable development**

Performance outcomes	Acceptable outcome	Applicant response
<b>For assessable development</b>		
<b>PO1</b> Development supports the road hierarchy for the region.  Note -A Traffic impact assessment report prepared in accordance with Planning scheme policy SC6.10 - Parking and access is one way to demonstrate achievement of the Performance Outcomes.	<b>AO1.1</b> Development is compatible with the intended role and function of the transport network as identified on the Transport network overlay maps contained in Schedule 2.	<b>Complies with AO1.1</b> The proposed development for reconfiguring a lot to create a rural residential lot is compatible with South Arm Drive, a minor rural road.
	<b>AO1.2</b> Development does not compromise the safety and efficiency of the transport network.	<b>Complies with AO1.2</b> The proposed development for reconfiguring a lot would not compromise the safety and efficiency of South Arm Drive. The existing road network would have capacity to accommodate additional future

Performance outcomes	Acceptable outcome	Applicant response
		rural residential development.
	<b>AO1.3</b> Development is designed to provide access via the lowest order road, where legal and practicable access can be provided to that road	<b>Complies with AO1.3</b> The site is only accessible from South Arm Drive.
<b>PO2</b> Transport infrastructure is provided in an integrated and timely manner.  Note - A Traffic impact assessment report prepared in accordance with Planning scheme policy SC6.10 – Parking and access is one way to demonstrate achievement of the Performance Outcomes.	<b>AO2</b> Development provides infrastructure (including improvements to existing infrastructure) in accordance with: (a) the Transport network overlay maps contained in Schedule 2; (b) any relevant Local Plan.  Note – The Translink Public Transport Infrastructure Manual provides guidance on the design of public transport facilities.	<b>Not applicable</b> The proposal for reconfiguring a lot would not require any transport infrastructure.
<b>PO3</b> Development involving sensitive land uses within a major transport corridor buffer area is located, designed and maintained to avoid or mitigate adverse impacts on amenity for the sensitive land use.	<b>AO3</b> No acceptable outcomes are prescribed.  Note – Part 4.4 of the Queensland Development Code provides requirements for residential building design in a designated transport noise corridor.	<b>Not applicable</b> The subject site is not located within a major transport corridor.
<b>PO4</b> Development does not compromise the intended role and function or safety and efficiency of major transport corridors.  Note - A Traffic impact assessment report prepared in accordance with Planning scheme policy SC6.10 - Parking and access is one way to demonstrate achievement of the	<b>AO4.1</b> Development is compatible with the role and function (including the future role and function) of major transport corridors.	<b>Not applicable</b> The subject site is not located within a major transport corridor.
	<b>AO4.2</b> Direct access is not provided to a major transport	<b>Not applicable</b> The subject site is not located within a major

Performance outcomes	Acceptable outcome	Applicant response
Performance Outcomes.	corridor where legal and practical access from another road is available.	transport corridor.
	<b>AO4.3</b> Intersection and access points associated with major transport corridors are located in accordance with: (a) the Transport network overlay maps contained in Schedule 2; and (b) any relevant Local Plan.	<b>Not applicable</b> The subject site is not located within a major transport corridor.
	<b>AO4.4</b> The layout of development and the design of the associated access is compatible with existing and future boundaries of the major transport corridor or major transport facility.	<b>Not applicable</b> The subject site is not located within a major transport corridor.
<b>PO5</b> Development retains and enhances existing vegetation between a development and a major transport corridor, so as to provide screening to potential noise, dust, odour and visual impacts emanating from the corridor.	<b>AO5</b> No acceptable outcomes are prescribed.	<b>Not applicable</b> The subject site is not located within a major transport corridor.
<b>Pedestrian and cycle network</b>		
<b>PO6</b> Lot reconfiguration assists in the implementation of the pedestrian and cycle movement network to achieve safe, attractive and efficient pedestrian and cycle networks.	<b>AO6.1</b> Where a lot is subject to, or adjacent to an element of the pedestrian and cycle Movement network (identified on the Transport network overlay maps contained in Schedule 2) the specific location of this element of the pedestrian and cycle network is	<b>Not applicable</b> The proposal for reconfiguring a lot to create an additional rural residential lot does not require the provision of pedestrian and cycle network infrastructure.

Performance outcomes	Acceptable outcome	Applicant response
	incorporated in the design of the lot layout.	
	<b>AO6.2</b> The element of the pedestrian and cycle network is constructed in accordance with the Design Guidelines set out in Sections D4 and D5 of the Planning scheme policy SC6.5 – FNQROC Regional Development Manual.	<b>Not applicable</b> The proposal for reconfiguring a lot to create an additional rural residential lot does not require the construction of a pedestrian and cycle network.

## 9.4.1 Access, parking and servicing code

### 9.4.1.1 Application

- (1) This code applies to assessing:
  - (a) operational work which requires a compliance assessment as a condition of a development permit; or
  - (b) a material change of use or reconfiguring a lot if:
    - (i) self-assessable or assessable development where this code is identified in the assessment criteria column of the table of assessment;
    - (ii) impact assessable development, to the extent relevant.
- (2) When using this code, reference should be made to Part 5.

### 9.4.1.2 Purpose

- (1) The purpose of the Access, parking and servicing code is to assess the suitability of access, parking and associated servicing aspects of a development.
- (2) The purpose of the code will be achieved through the following overall outcomes:
  - (a) sufficient vehicle parking is provided on-site to cater for all types of vehicular traffic accessing and parking on-site, including staff, guests, patrons, residents and short term delivery vehicles;
  - (b) sufficient bicycle parking and end of trip facilities are provided on-site to cater for customer and service staff;
  - (c) on-site parking is provided so as to be accessible and convenient, particularly for any short term uses;
  - (d) development provides walking and cycle routes through the site which link the development to the external walking and cycling network;
  - (e) the provision of on-site parking, loading / unloading facilities and the provision of access to the site do not impact on the efficient function of street network or on the area in which the development is located;
  - (f) new vehicular access points are safely located and are not in conflict with the preferred ultimate streetscape character and local character and do not unduly disrupt any current or future on-street parking arrangements.

### 9.4.1.3 Criteria for assessment

#### Table 9.4.1.3.a – Access, parking and servicing code – assessable development

Performance outcomes	Acceptable outcomes	Applicant response
<b>For self-assessable and assessable development</b>		
<b>PO1</b> Sufficient on-site car parking is provided to cater for the amount and type of vehicle traffic expected to be generated by the use or uses of the site, having particular regard to: <ul style="list-style-type: none"> <li>(a) the desired character of the area;</li> <li>(b) the nature of the particular use and its specific characteristics and scale;</li> <li>(c) the number of employees and the likely number of visitors to the site;</li> <li>(d) the level of local accessibility;</li> <li>(e) the nature and frequency of any public transport serving the area;</li> <li>(f) whether or not the use involves the retention of an existing building and the previous requirements for car parking for the building</li> <li>(g) whether or not the use involves a heritage building or place of local significance;</li> <li>(h) whether or not the proposed use involves the retention of significant vegetation.</li> </ul>	<b>AO1.1</b> The minimum number of on-site vehicle parking spaces is not less than the number prescribed in Table 9.4.1.3.b for that particular use or uses.  Note - Where the number of spaces calculated from the table is not a whole number, the number of spaces provided is the next highest whole number.	<b>Not applicable</b>  The proposed development is for reconfiguring a lot only. Proposed Lot 2 would have sufficient area and dimension to support carparking for any future dwelling house.
	<b>AO1.2</b> Car parking spaces are freely available for the parking of vehicles at all times and are not used for external storage purposes, the display of products or rented/sub-leased.	<b>Not applicable</b>  The proposed development is for reconfiguring a lot only.
	<b>AO1.3</b> Parking for motorcycles is substituted for ordinary vehicle parking to a maximum level of 2% of total ordinary vehicle parking.	<b>Not applicable</b>  The proposed development is for reconfiguring a lot only.
	<b>AO1.4</b> For parking areas exceeding 50 spaces parking, is provided for recreational vehicles as a substitute for ordinary vehicle parking to a maximum of 5% of total ordinary vehicle parking rate.	<b>Not applicable</b>  The proposed development is for reconfiguring a lot only.

Performance outcomes	Acceptable outcomes	Applicant response
<b>PO2</b> Vehicle parking areas are designed and constructed in accordance with relevant standards.	<b>AO2</b> Vehicle parking areas are designed and constructed in accordance with Australian Standard: (a) AS2890.1; (b) AS2890.3; (c) AS2890.6.	<b>Not applicable</b> The proposed development is for reconfiguring a lot only.
<b>PO3</b> Access points are designed and constructed: (a) to operate safely and efficiently; (b) to accommodate the anticipated type and volume of vehicles (c) to provide for shared vehicle (including cyclists) and pedestrian use, where appropriate; (d) so that they do not impede traffic or pedestrian movement on the adjacent road area; (e) so that they do not adversely impact upon existing intersections or future road or intersection improvements; (f) so that they do not adversely impact current and future on-street parking arrangements; (g) so that they do not adversely impact on	<b>AO3.1</b> Access is limited to one access cross over per site and is an access point located, designed and constructed in accordance with: (a) Australian Standard AS2890.1; (b) Planning scheme policy SC6.5 – FNQROC Regional Development Manual - access crossovers.	<b>Complies with AO3.1</b> The existing dwelling is provided with a rural crossover from South Arm Drive. Proposed Lot 2 would be provided with an additional rural crossover from South Arm Drive.
	<b>AO3.2</b> Access, including driveways or access crossovers: (a) are not placed over an existing: (i) telecommunications pit; (ii) stormwater kerb inlet; (iii) sewer utility hole; (iv) water valve or hydrant.	<b>Able to comply with AO3.2</b> Access and driveway for Proposed Lot 2 would be constructed to avoid existing services.

Performance outcomes	Acceptable outcomes	Applicant response
<p>existing services within the road reserve adjacent to the site;</p> <p>(h) so that they do not involve ramping, cutting of the adjoining road reserve or any built structures (other than what may be necessary to cross over a stormwater channel).</p>	<p>(b) are designed to accommodate any adjacent footpath;</p> <p>(c) adhere to minimum sight distance requirements in accordance with AS2980.1.</p>	
	<p><b>AO3.3</b></p> <p>Driveways are:</p> <p>(a) designed to follow as closely as possible to the existing contours, but are no steeper than the gradients outlined in Planning scheme policy SC6.5 – FNQROC Regional Development Manual;</p> <p>(b) constructed such that where there is a grade shift to 1 in 4 (25%), there is an area with a grade of no more than 1 in 6 (16.6%) prior to this area, for a distance of at least 5 metres;</p> <p>(c) on gradients greater than 1 in 6 (16.6%) driveways are constructed to ensure the cross-fall of the driveway is one way and directed into the hill, for vehicle safety and drainage purposes;</p> <p>(d) constructed such that the transitional change in grade from the road to the lot is fully contained within the lot and not within the road reserve;</p> <p>(e) designed to include all necessary associated drainage that intercepts and directs storm water runoff to the storm</p>	<p><b>Able to comply with AO3.3</b></p> <p>The gradient of the subject site is relatively flat. The driveway associated with Proposed Lot 2 may be constructed in accordance with FNQROC Development Manual.</p>

Performance outcomes	Acceptable outcomes	Applicant response
	water drainage system.	
	<b>AO3.4</b> Surface construction materials are consistent with the current or intended future streetscape or character of the area and contrast with the surface construction materials of any adjacent footpath.	<b>Not applicable</b> The proposal is for reconfiguring a lot only.
<b>PO4</b> Sufficient on-site wheel chair accessible car parking spaces are provided and are identified and reserved for such purposes.	<b>AO4</b> The number of on-site wheel chair accessible car parking spaces complies with the rates specified in AS2890 Parking Facilities.	<b>Not applicable</b> The proposal is for reconfiguring a lot only.
<b>PO5</b> Access for people with disabilities is provided to the building from the parking area and from the street.	<b>AO5</b> Access for people with disabilities is provided in accordance with the relevant Australian Standard.	<b>Not applicable</b> The proposal is for reconfiguring a lot only.
<b>PO6</b> Sufficient on-site bicycle parking is provided to cater for the anticipated demand generated by the development	<b>AO6</b> The number of on-site bicycle parking spaces complies with the rates specified in Table 9.4.1.3.b	<b>Not applicable</b> The proposal is for reconfiguring a lot only.
<b>PO7</b> Development provides secure and convenient bicycle parking which: (a) for visitors is obvious and located close to the building's main entrance;	<b>AO7.1</b> Development provides bicycle parking spaces for employees which are co-located with end-of-trip facilities (shower cubicles and lockers);	<b>Not applicable</b> The proposal is for reconfiguring a lot only.

Performance outcomes	Acceptable outcomes	Applicant response
(b) for employees is conveniently located to provide secure and convenient access between the bicycle storage area, end-of-trip facilities and the main area of the building; (c) is easily and safely accessible from outside the site.	<b>AO7.2</b> Development ensures that the location of visitor bicycle parking is discernible either by direct view or using signs from the street.	<b>Not applicable</b> The proposal is for reconfiguring a lot only.
	<b>AO7.3</b> Development provides visitor bicycle parking which does not impede pedestrian movement.	<b>Not applicable</b> The proposal is for reconfiguring a lot only.
<b>PO8</b> Development provides walking and cycle routes through the site which: <ul style="list-style-type: none"> <li>(a) link to the external network and pedestrian and cyclist destinations such as schools, shopping centres, open space, public transport stations, shops and local activity centres along the safest, most direct and convenient routes;</li> <li>(b) encourage walking and cycling;</li> <li>(c) ensure pedestrian and cyclist safety.</li> </ul>	<b>AO8</b> Development provides walking and cycle routes which are constructed on the carriageway or through the site to: <ul style="list-style-type: none"> <li>(a) create a walking or cycle route along the full frontage of the site;</li> <li>(b) connect to public transport and existing cycle and walking routes at the frontage or boundary of the site.</li> </ul>	<b>Not applicable</b> The proposal is for reconfiguring a lot only.
<b>PO9</b> Access, internal circulation and on-site parking for service vehicles are designed and constructed: <ul style="list-style-type: none"> <li>(a) in accordance with relevant standards;</li> </ul>	<b>AO9.1</b> Access driveways, vehicle manoeuvring and onsite parking for service vehicles are designed and constructed in accordance with AS2890.1 and AS2890.2.	<b>Not applicable</b> The proposal is for reconfiguring a lot only.

Performance outcomes	Acceptable outcomes	Applicant response
(b) so that they do not interfere with the amenity of the surrounding area; (c) so that they allow for the safe and convenient movement of pedestrians, cyclists and other vehicles.	<b>AO9.2</b> Service and loading areas are contained fully within the site.	
	<b>AO9.3</b> The movement of service vehicles and service operations are designed so they: <ul style="list-style-type: none"> <li>(a) do not impede access to parking spaces;</li> <li>(b) do not impede vehicle or pedestrian traffic movement.</li> </ul>	<b>Not applicable</b> The proposal is for reconfiguring a lot only.
<b>PO10</b> Sufficient queuing and set down areas are provided to accommodate the demand generated by the development.	<b>AO10.1</b> Development provides adequate area on-site for vehicle queuing to accommodate the demand generated by the development where drive through facilities or drop-off/pick-up services are proposed as part of the use, including, but not limited to, the following land uses: <ul style="list-style-type: none"> <li>(a) car wash;</li> <li>(b) child care centre;</li> <li>(c) educational establishment where for a school;</li> <li>(d) food and drink outlet, where including a drive through facility;</li> <li>(e) hardware and trade supplies, where including a drive-through facility;</li> <li>(f) hotel, where including a drive-through</li> </ul>	<b>Not applicable</b> The proposal is for reconfiguring a lot only.

Performance outcomes	Acceptable outcomes	Applicant response
	facility; (g) service station.	
	<b>AO10.2</b> Queuing and set-down areas are designed and constructed in accordance with AS2890.1.	<b>Not applicable</b> The proposal is for reconfiguring a lot only.

### 9.4.3 Environmental performance code

#### 9.4.3.1 Application

- (1) This code applies to assessing:
  - (a) building work for outdoor lighting;
  - (b) a material change of use or reconfiguring a lot if:
    - (i) assessable development where the code is identified in the assessment criteria column of a table of assessment; or
    - (ii) impact assessable development, to the extent relevant.

Note – Where for the purpose of lighting a tennis court in a Residential zone, a compliance statement prepared by a suitably qualified person must be submitted to Council with the development application for building work.

- (2) When using this code, reference should be made to Part 5.

#### 9.4.3.2 Purpose

- (1) The purpose of the Environmental performance code is to ensure development is designed and operated to avoid or mitigate impacts on sensitive receiving environments.
- (2) The purpose of the code will be achieved through the following overall outcomes:
  - (a) activities that have potential to cause an adverse impact on amenity of adjacent and surrounding land, or environmental harm is avoided through location, design and operation of the development;
  - (b) sensitive land uses are protected from amenity related impacts of lighting, odour, airborne particles and noise, through design and operation of the development;
  - (c) stormwater flowing over, captured or discharged from development sites is of a quality adequate to enter receiving waters and downstream environments;
  - (d) development contributes to the removal and ongoing management of weed species.

#### 9.4.3.3 Criteria for assessment

**Table 9.4.3.3.a – Environmental performance code – assessable development**

Performance outcomes	Acceptable outcomes	Applicant response
<b>Lighting</b>		
<b>PO1</b>	<b>AO1.1</b>	<b>Not applicable</b>

Performance outcomes	Acceptable outcomes	Applicant response
Lighting incorporated within development does not cause an adverse impact on the amenity of adjacent uses and nearby sensitive land uses.	Technical parameters, design, installation, operation and maintenance of outdoor lighting comply with the requirements of Australian standard AS4282-1997 Control of the obtrusive effects of outdoor lighting.	The proposal is for reconfiguring a lot only.
	<b>AO1.2</b> Development that involves flood lighting is restricted to a type that gives no upward component of light where mounted horizontally.	<b>Not applicable</b> The proposal is for reconfiguring a lot only.
	<b>AO1.3</b> Access, car parking and manoeuvring areas are designed to shield nearby residential premises from impacts of vehicle headlights.	<b>Not applicable</b> The proposal is for reconfiguring a lot only.
<b>Noise</b>		
<b>PO2</b> Potential noise generated from the development is avoided through design, location and operation of the activity.  Note – Planning Scheme Policy SC6.4 – Environmental management plans provides guidance on preparing a report to demonstrate compliance with the purpose and outcomes of the code.	<b>AO2.1</b> Development does not involve activities that would cause noise related environmental harm or nuisance;  or <b>AO2.2</b> Development ensures noise does not emanate from the site through the use of materials, structures and architectural features to not cause an adverse noise impact on adjacent uses.	<b>Not applicable</b> The proposal is for reconfiguring a lot only.
	<b>AO2.3</b> The design and layout of development ensures car parking areas avoid noise impacting directly on adjacent sensitive land uses through one or	<b>Not applicable</b> The proposal is for reconfiguring a lot only.

Performance outcomes	Acceptable outcomes	Applicant response
	<p>more of the following:</p> <ul style="list-style-type: none"> <li>(a) car parking is located away from adjacent sensitive land uses;</li> <li>(b) car parking is enclosed within a building;</li> <li>(c) a noise ameliorating fence or structure is established adjacent to car parking areas where the fence or structure will not have a visual amenity impact on the adjoining premises;</li> <li>(d) buffered with dense landscaping.</li> </ul> <p>Editor's note - The <i>Environmental Protection (Noise) Policy 2008</i>, Schedule 1 provides guidance on acoustic quality objectives to ensure environmental harm (including nuisance) is avoided.</p>	
<b>Airborne particles and other emissions</b>		
<p><b>PO3</b></p> <p>Potential airborne particles and emissions generated from the development are avoided through design, location and operation of the activity.</p> <p>Note – Planning Scheme Policy SC6.4 – Environmental management plans provides guidance on preparing a report to demonstrate compliance with the purpose and outcomes of the code.</p>	<p><b>AO3.1</b></p> <p>Development does not involve activities that will result in airborne particles or emissions being generated;</p> <p>or</p> <p><b>AO3.2</b></p> <p>The design, layout and operation of the development activity ensures that no airborne particles or emissions cause environmental harm or nuisance.</p> <p>Note - examples of activities which generally cause airborne particles include spray painting, abrasive blasting, manufacturing activities and car wash facilities.</p> <p>Examples of emissions include exhaust ventilation from basement or enclosed parking structures, air</p>	<p><b>Not applicable</b></p> <p>The proposal is for reconfiguring a lot only.</p>

Performance outcomes	Acceptable outcomes	Applicant response
	<p>conditioning/refrigeration ventilation and exhaustion.</p> <p>The <i>Environmental Protection (Air) Policy 2008</i>, Schedule 1 provides guidance on air quality objectives to ensure environmental harm (including nuisance) is avoided.</p>	
<b>Odours</b>		
<p><b>PO4</b></p> <p>Potential odour causing activities associated with the development are avoided through design, location and operation of the activity.</p> <p>Note – Planning Scheme Policy SC6.4 – Environmental management plans provides guidance on preparing a report to demonstrate compliance with the purpose and outcomes of the code.</p>	<p><b>AO4.1</b></p> <p>The development does not involve activities that create odorous emissions;</p> <p>or</p> <p><b>AO4.2</b></p> <p>The use does not result in odour that causes environmental harm or nuisance with respect to surrounding land uses.</p>	<p><b>Not applicable</b></p> <p>The proposal is for reconfiguring a lot only.</p>
<b>Waste and recyclable material storage</b>		
<p><b>PO5</b></p> <p>Waste and recyclable material storage facilities are located and maintained to not cause adverse impacts on adjacent uses.</p> <p>Note – Planning Scheme Policy SC6.4 – Environmental management plans provides guidance on preparing a report to demonstrate compliance with the purpose and outcomes of the code.</p>	<p><b>AO5.1</b></p> <p>The use ensures that all putrescent waste is stored in a manner that prevents odour nuisance and is disposed of at regular intervals.</p>	<p><b>Not applicable</b></p> <p>The proposal is for reconfiguring a lot only.</p>
	<p><b>AO5.2</b></p> <p>Waste and recyclable material storage facilities are located, designed and maintained to not cause an adverse impact on users of the premises and adjacent uses through consideration of:</p> <p>(a) the location of the waste and recyclable material storage areas in relation to the noise and odour generated;</p>	<p><b>Not applicable</b></p> <p>The proposal is for reconfiguring a lot only.</p>

Performance outcomes	Acceptable outcomes	Applicant response
	<p>(b) the number of receptacles provided in relation to the collection, maintenance and use of the receptacles;</p> <p>(c) the durability of the receptacles, sheltering and potential impacts of local climatic conditions;</p> <p>(d) the ability to mitigate spillage, seepage or leakage from receptacles into adjacent areas and sensitive receiving waters and environments.</p> <p>Editor's note - the <i>Environmental Protection (Waste Management) Policy 2008</i> provides guidance on the design of waste containers (receptacles) to ensure environmental harm (including nuisance) is avoided.</p>	
<b>Sensitive land use activities</b>		
<p><b>PO6</b></p> <p>Sensitive land use activities are not established in areas which will receive potentially incompatible impacts on amenity from surrounding, existing development activities and land uses.</p>	<p><b>AO6.1</b></p> <p>Sensitive land use activities are not established in areas that will be adversely impacted upon by existing land uses, activities and potential development possible in an area;</p> <p>or</p> <p><b>AO6.2</b></p> <p>Sensitive land activities are located in areas where potential adverse amenity impacts mitigate all potential impacts through layout, design, operation and maintenance.</p>	<p><b>Not applicable</b></p> <p>The proposal is for reconfiguring a lot only..</p>
<b>Stormwater quality</b>		
<p><b>PO7</b></p> <p>The quality of stormwater flowing over, through or</p>	<p><b>AO7.1</b></p> <p>Development activities are designed to ensure</p>	<p><b>Not applicable</b></p> <p>The proposal is for reconfiguring a lot only. The</p>

Performance outcomes	Acceptable outcomes	Applicant response
<p>being discharged from development activities into watercourses and drainage lines is of adequate quality for downstream environments, with respect to:</p> <p>(a) the amount and type of pollutants borne from the activity;</p> <p>(b) maintaining natural stream flows;</p> <p>(c) the amount and type of site disturbance;</p> <p>(d) site management and control measures.</p>	<p>stormwater over roofed and hard stand areas is directed to a lawful point of discharge.</p>	<p>proposal would ensure that the stormwater would continue to be lawfully discharged.</p>
	<p><b>AO7.2</b></p> <p>Development ensures movement of stormwater over the site is not impeded or directed through potentially polluting activities.</p>	<p><b>Complies with AO7.2</b></p> <p>The proposal is for reconfiguring a lot only. Stormwater from the proposed development would avoid potential contaminants, prior to lawful discharge.</p>
	<p><b>AO7.3</b></p> <p>Soil and water control measures are incorporated into the activity's design and operation to control sediment and erosion potentially entering watercourses, drainage lines and downstream receiving waters.</p> <p>Note - Planning scheme policy - FNQROC Regional Development Manual provides guidance on soil and water control measures to meet the requirements of the <i>Environmental Protection Act 1994</i>.</p> <p>During construction phases of development, contractors and builders are to have consideration in their work methods and site preparation for their environmental duty to protect stormwater quality.</p>	<p><b>Not applicable</b></p> <p>The proposal is for reconfiguring a lot only.</p>
<b>Pest plants (for material change of use on vacant land over 1,000m<sup>2</sup>)</b>		
<p><b>PO8</b></p> <p>Development activities and sites provide for the removal of all pest plants and implement ongoing measures to ensure that pest plants do not reinfest the site or nearby sites.</p> <p>Editor's note - This does not remove or replace all land owner's obligations or responsibilities under the <i>Land Protection (Pest and Stock Route Management) Act 2002</i>.</p>	<p><b>AO8.1</b></p> <p>The land is free of declared pest plants before development establishes new buildings, structures and practices;</p> <p>or</p> <p><b>AO8.2</b></p> <p>Pest plants detected on a development site are removed in accordance with a management plan</p>	<p><b>Not applicable</b></p> <p>The proposal is for reconfiguring a lot only.</p>

Performance outcomes	Acceptable outcomes	Applicant response
	<p>prepared by an appropriately qualified person prior to construction of buildings and structures or earthworks.</p> <p>Note - A declaration from an appropriately qualified person validates the land being free from pest plants.</p> <p>Declared pest plants include locally declared and State declared pest plants.</p>	

## 9.4.4 Filling and excavation code

### 9.4.4.1 Application

- (1) This code applies to assessing:
  - (a) operational work for filling or excavation which is self-assessable or code assessable development if this code is an applicable code identified in the assessment criteria column of a table of assessment; or
  - (b) a material change of use or reconfiguring a lot if:
    - (i) assessable development where this code is identified as a prescribed secondary code in the assessment criteria column of a table of assessment; or
    - (ii) impact assessable development, to the extent relevant.

Note—This code does not apply to building work that is regulated under the Building Code of Australia.

- (2) When using this code, reference should be made to Part 5..

### 9.4.4.2 Purpose

- (1) The purpose of the Filling and excavation code is to assess the suitability of development for filling or excavation.
- (2) The purpose of the code will be achieved through the following overall outcomes:
  - (a) filling or excavation does not impact on the character or amenity of the site and surrounding areas;
  - (b) filling and excavation does not adversely impact on the environment;
  - (c) filling and excavation does not impact on water quality or drainage of upstream, downstream or adjoining properties;
  - (d) filling and excavation is designed to be fit for purpose and does not create land stability issues;
  - (e) filling and excavation works do not involve complex engineering solutions.

### 9.4.4.3 Criteria for assessment

**Table 9.4.4.3.a – Filling and excavation code – for self-assessable and assessable development**

Performance outcomes	Acceptable outcomes	Applicant response
<b>For self-assessable and assessable development</b>		

Performance outcomes	Acceptable outcomes	Applicant response
<b>Filling and excavation - General</b>		
<b>PO1</b> All filling and excavation work does not create a detrimental impact on the slope stability, erosion potential or visual amenity of the site or the surrounding area.	<b>AO1.1</b> The height of cut and/or fill, whether retained or not, does not exceed 2 metres in height. and Cuts in excess of those stated in A1.1 above are separated by benches/ terraces with a minimum width of 1.2 metres that incorporate drainage provisions and screen planting.	<b>Not applicable</b> The proposal is solely for reconfiguring a lot. No excavation or filling is proposed as part of this application.
	<b>AO1.2</b> Cuts are supported by batters, retaining or rock walls and associated benches/terraces are capable of supporting mature vegetation.	<b>Not applicable</b> The proposal is solely for reconfiguring a lot. No excavation is proposed as part of this application.
	<b>AO1.3</b> Cuts are screened from view by the siting of the building/structure, wherever possible.	<b>Not applicable</b> The proposal is solely for reconfiguring a lot. No excavation is proposed as part of this application.
	<b>AO1.4</b> Topsoil from the site is retained from cuttings and reused on benches/terraces.	<b>Not applicable</b> The proposal is solely for reconfiguring a lot. No excavation is proposed as part of this application.
	<b>AO1.5</b> No crest of any cut or toe of any fill, or any part of any retaining wall or structure is closer than	<b>Not applicable</b> The proposal is solely for reconfiguring a lot. No excavation is proposed as part of this application.

Performance outcomes	Acceptable outcomes	Applicant response
	600mm to any boundary of the property, unless the prior written approval of the adjoining landowner has been obtained.	
	<b>AO1.6</b> Non-retained cut and/or fill on slopes are stabilised and protected against scour and erosion by suitable measures, such as grassing, landscaping or other protective/aesthetic measures	<b>Not applicable</b> The proposal is solely for reconfiguring a lot. No excavation is proposed as part of this application.
<b>Visual Impact and Site Stability</b>		
<b>PO2</b> Filling and excavation are carried out in such a manner that the visual/scenic amenity of the area and the privacy and stability of adjoining properties is not compromised.	<b>AO2</b> The extent of filling and excavation does not exceed 40% of the site area, or 500m <sup>2</sup> whichever is the lesser, except that AO2.1 does not apply to reconfiguration of 5 lots or more.	<b>Not applicable</b> The proposal is solely for reconfiguring a lot. No excavation or filling is proposed as part of this application.
	<b>AO2.2</b> Filling and excavation does not occur within 2 metres of the site boundary.	<b>Not applicable</b> The proposal is solely for reconfiguring a lot. No excavation or filling is proposed as part of this application.
<b>Flood and Drainage</b>		
<b>PO3</b> Filling and excavation does not result in a change to the run off characteristics of a site	<b>AO3.1</b> Filling and excavation does not result in the ponding of water on a site or adjacent land or	<b>Not applicable</b> The proposal is solely for reconfiguring a lot. No excavation or filling is proposed as part of this

Performance outcomes	Acceptable outcomes	Applicant response
which then have a detrimental impact on the site or nearby land or adjacent road reserves.	road reserves..	application.
	<b>AO3.2</b> Filling and excavation does not result in an increase in the flow of water across a site or any other land or road reserves.	<b>Not applicable</b> The proposal is solely for reconfiguring a lot. No excavation or filling is proposed as part of this application.
	<b>AO3.3</b> Filling and excavation does not result in an increase in the volume of water or concentration of water in a watercourse and overland flow paths.	<b>Not applicable</b> The proposal is solely for reconfiguring a lot. No excavation or filling is proposed as part of this application.
	<b>AO3.4</b> Filling and excavation complies with the specifications set out in Planning Scheme Policy No SC5 – FNQROC Development Manual.	<b>Not applicable</b> The proposal is solely for reconfiguring a lot. No excavation or filling is proposed as part of this application.
<b>Water Quality</b>		
<b>PO4</b> Filling and excavation does not result in a reduction of the water quality of receiving waters.	<b>AO4</b> Water quality is maintained to comply with the specifications set out in Planning Scheme Policy No SC5 – FNQROC Development Manual.	<b>Not applicable</b> The proposal is solely for reconfiguring a lot. No excavation or filling is proposed as part of this application.
<b>Infrastructure</b>		
<b>PO5</b>	<b>AO5</b>	<b>Not applicable</b>

Performance outcomes	Acceptable outcomes	Applicant response
Excavation and filling does not impact on Public Utilities.	Excavation and filling is clear of the zone of influence of public utilities.	The proposal is solely for reconfiguring a lot. No excavation or filling is proposed as part of this application.

## 9.4.5 Infrastructure works code

### 9.4.5.1 Application

- (1) This code applies to assessing:
  - (a) operational work which requires an assessment as a condition of a development permit or is assessable development if this code is identified in the assessment criteria column of a table of assessment;
  - (b) a material change of use or reconfiguring a lot if:
    - (i) assessable development where this code is identified in the assessment criteria column of the table of assessment;
    - (ii) impact assessable development, to the extent relevant.

Note – The Filling and excavation code applies to operational work for filling and excavation.

- (2) When using this code, reference should be made to Part 5.

### 9.4.5.2 Purpose

- (1) The purpose of the Infrastructure works code is to ensure that development is safely and efficiently serviced by, and connected to, infrastructure.
- (2) The purpose of the code will be achieved through the following overall outcomes:
  - (a) the standards of water supply, waste water treatment and disposal, stormwater drainage, local electricity supply, telecommunications, footpaths and road construction meet the needs of development and are safe and efficient;
  - (b) development maintains high environmental standards;
  - (c) development is located, designed, constructed and managed to avoid or minimise impacts arising from altered stormwater quality or flow, wastewater discharge, and the creation of non-tidal artificial waterways;
  - (d) the integrity of existing infrastructure is maintained;
  - (e) development does not detract from environmental values or the desired character and amenity of an area.

### 9.4.5.3 Criteria for assessment

**Table 9.4.5.3.a – Infrastructure works code –assessable development**

Performance outcomes	Acceptable outcomes	Applicant Response
<b>For self-assessable and assessable development</b>		

Performance outcomes	Acceptable outcomes	Applicant Response
<b>Works on a local government road</b>		
<b>PO1</b> Works on a local government road do not adversely impact on footpaths or existing infrastructure within the road verge and maintain the flow, safety and efficiency of pedestrians, cyclists and vehicles.	<b>AO1.1</b> Footpaths/pathways are located in the road verge and are provided for the hierarchy of the road and located and designed and constructed in accordance with Planning scheme policy SC5 – FNQROC Regional Development Manual.	<b>Not applicable</b> The proposal is for reconfiguring a lot to create one additional rural residential lot. No footpaths or pathways are required.
	<b>AO1.2</b> Kerb ramp crossovers are constructed in accordance with Planning scheme policy SC 5 – FNQROC Regional Development Manual.	<b>Not applicable</b> The subject site is located within the Rural Residential Zone, there is no kerb and channel.
	<b>AO1.3</b> New pipes, cables, conduits or other similar infrastructure required to cross existing footpaths: (a) are installed via trenchless methods; or (b) where footpath infrastructure is removed to install infrastructure, the new section of footpath is installed to the standard detailed in the Planning scheme policy SC5 – FNQROC Regional Development Manual, and is not less than a 1.2 metre section.	<b>Not applicable</b> The proposal is for reconfiguring a lot only. No infrastructure is proposed and there are no existing footpaths.
	<b>AO1.4</b> Where existing footpaths are damaged as a result of development, footpaths are reinstated ensuring:	<b>Not applicable</b> There are no existing footpaths along South Arm Drive.

Performance outcomes	Acceptable outcomes	Applicant Response
	(a) similar surface finishes are used; (b) there is no change in level at joins of new and existing sections; (c) new sections are matched to existing in terms of dimension and reinforcement.  Note – Figure 9.4.5.3.a provides guidance on meeting the outcomes.	
	<b>AO1.5</b> Decks, verandahs, stairs, posts and other structures located in the road reserve do not restrict or impede pedestrian movement on footpaths or change the level of the road verges.	<b>Not applicable</b> The proposal is for reconfiguring a lot only.
<b>Accessibility structures</b>		
<b>PO2</b> Development is designed to ensure it is accessible for people of all abilities and accessibility features do not impact on the efficient and safe use of footpaths.  Note – Accessibility features are those features required to ensure access to premises is provided for people of all abilities and include ramps and lifts.	<b>AO2.1</b> Accessibility structures are not located within the road reserve.	<b>Not applicable</b> The proposal is for reconfiguring a lot only.
	<b>AO2.2</b> Accessibility structures are designed in accordance with AS1428.3.	<b>Not applicable</b> The proposal is for reconfiguring a lot only.
	<b>AO2.3</b> When retrofitting accessibility features in existing buildings, all structures and changes in grade are contained within the boundaries of the lot and not within the road reserve.	<b>Not applicable</b> The proposal is for reconfiguring a lot only.

Performance outcomes	Acceptable outcomes	Applicant Response
<b>Water supply</b>		
<b>PO3</b> An adequate, safe and reliable supply of potable, fire fighting and general use water is provided.	<b>AO3.1</b> The premises is connected to Council's reticulated water supply system in accordance with the Design Guidelines set out in Section D6 of the Planning scheme policy SC5 – FNQROC Regional Development Manual;  or  <b>AO3.2</b> Where a reticulated water supply system is not available to the premises, on site water storage tank/s with a minimum capacity of 10,000 litres of stored water, with a minimum 7,500 litre tank, with the balance from other sources (e.g. accessible swimming pool, dam etc.) and access to the tank/s for fire trucks is provided for each new house or other development. Tank/s are to be fitted with a 50mm ball valve with a camlock fitting and installed and connected prior to occupation of the house and sited to be visually unobtrusive.	<b>Complies with AO3.1</b> The subject site is located within the Little Falls Creek reticulated water supply area.
<b>Treatment and disposal of effluent</b>		
<b>PO4</b> Provision is made for the treatment and disposal of effluent to ensure that there are no adverse impacts on water quality and no adverse ecological impacts as a result of the system or as a result of increasing the cumulative effect of	<b>AO4.1</b> The site is connected to Council's sewerage system and the extension of or connection to the sewerage system is designed and constructed in accordance with the Design Guidelines set out in Section D7 of the Planning scheme policy SC5 –	

Performance outcomes	Acceptable outcomes	Applicant Response
systems in the locality.	FNQROC Regional Development Manual; or <b>AO4.2</b> Where not in a sewerage scheme area, the proposed disposal system meets the requirements of Section 33 of the <i>Environmental Protection Policy (Water) 1997</i> and the proposed on site effluent disposal system is designed in accordance with the <i>Plumbing and Drainage Act (2002)</i> .	<b>Able to comply with AO4.2</b> The proposal for reconfiguring a lot provides a lot with sufficient area and dimension to adequately accommodate a future dwelling and a on-site effluent land disposal system.
<b>Stormwater quality</b>		
<b>PO5</b> Development is planned, designed, constructed and operated to avoid or minimise adverse impacts on stormwater quality in natural and developed catchments by: (a) achieving stormwater quality objectives; (b) protecting water environmental values; (c) maintaining waterway hydrology.	<b>AO5.1</b> A connection is provided from the premises to Council's drainage system; or <b>AO5.2</b> An underground drainage system is constructed to convey stormwater from the premises to Council's drainage system in accordance with the Design Guidelines set out in Sections D4 and D5 of the Planning scheme policy SC5 – FNQROC Regional Development Manual.	<b>Not applicable</b> The subject site is located within the Rural Residential Zone and not serviced by Council's drainage system.
	<b>AO5.3</b> A stormwater quality management plan is prepared, and provides for achievable stormwater quality treatment measures meeting design objectives listed in Table 9.4.5.3.b and Table	<b>Not applicable</b> The proposal is solely for reconfiguring a lot for the creation of one additional rural residential lot. Stormwater would continue to be lawfully discharged without adverse impact to adjoining

Performance outcomes	Acceptable outcomes	Applicant Response
	9.4.5.3.c , reflecting land use constraints, such as: (a) erosive, dispersive and/or saline soil types; (b) landscape features (including landform); (c) acid sulfate soil and management of nutrients of concern; (d) rainfall erosivity.	properties.
	<b>AO5.4</b> Erosion and sediment control practices are designed, installed, constructed, monitored, maintained, and carried out in accordance with an erosion and sediment control plan.	<b>Not applicable</b> The proposal is solely for reconfiguring a lot.
	<b>AO5.5</b> Development incorporates stormwater flow control measures to achieve the design objectives set out in <b>Error! Reference source not found.</b> and <b>Error! Reference source not found.</b> , including management of frequent flows, peak flows, and construction phase hydrological impacts. Note – Planning scheme policy SC5 – FNQROC Regional Development Manual provides guidance on soil and water control measures to meet the requirements of the <i>Environmental Protection Act 1994</i> . Note – During construction phases of development, contractors and builders are to have consideration in their work methods and site preparation for their environmental duty to protect stormwater quality.	<b>Not applicable</b> The proposal is solely for reconfiguring a lot.
<b>Non-tidal artificial waterways</b>		

Performance outcomes	Acceptable outcomes	Applicant Response
<b>PO6</b> Development involving non-tidal artificial waterways is planned, designed, constructed and operated to: <ul style="list-style-type: none"> <li>(a) protect water environmental values;</li> <li>(b) be compatible with the land use constraints for the site for protecting water environmental values;</li> <li>(c) be compatible with existing tidal and non-tidal waterways;</li> <li>(d) perform a function in addition to stormwater management;</li> <li>(e) achieve water quality objectives.</li> </ul>	<b>AO6.1</b> Development involving non-tidal artificial waterways ensures: <ul style="list-style-type: none"> <li>(a) environmental values in downstream waterways are protected;</li> <li>(b) any ground water recharge areas are not affected;</li> <li>(c) the location of the waterway incorporates low lying areas of the catchment connected to an existing waterway;</li> <li>(d) existing areas of ponded water are included.</li> </ul>	<b>Not applicable</b> The proposal is solely for reconfiguring a lot.
	<b>AO6.2</b> Non-tidal artificial waterways are located: <ul style="list-style-type: none"> <li>(a) outside natural wetlands and any associated buffer areas;</li> <li>(b) to minimise disturbing soils or sediments;</li> <li>(c) to avoid altering the natural hydrologic regime in acid sulfate soil and nutrient hazardous areas.</li> </ul>	<b>Not applicable</b> The proposal is solely for reconfiguring a lot.
	<b>AO6.3</b> Non-tidal artificial waterways located adjacent to, or connected to a tidal waterway by means of a weir, lock, pumping system or similar ensures: <ul style="list-style-type: none"> <li>(a) there is sufficient flushing or a tidal range of &gt;0.3 m; or</li> </ul>	<b>Not applicable</b> The proposal is solely for reconfiguring a lot.

Performance outcomes	Acceptable outcomes	Applicant Response
	(b) any tidal flow alteration does not adversely impact on the tidal waterway; or (c) there is no introduction of salt water into freshwater environments.	
	<b>AO6.4</b> Non-tidal artificial waterways are designed and managed for any of the following end-use purposes: (a) amenity (including aesthetics), landscaping or recreation; or (b) flood management, in accordance with a drainage catchment management plan; or (c) stormwater harvesting plan as part of an integrated water cycle management plan; or (d) aquatic habitat.	<b>Not applicable</b> The proposal is solely for reconfiguring a lot.
	<b>AO6.5</b> The end-use purpose of the non-tidal artificial waterway is designed and operated in a way that protects water environmental values.	<b>Not applicable</b> The proposal is solely for reconfiguring a lot.
	<b>AO6.6</b> Monitoring and maintenance programs adaptively manage water quality to achieve relevant water quality objectives downstream of the waterway.	<b>Not applicable</b> The proposal is solely for reconfiguring a lot.
	<b>AO6.7</b>	<b>Not applicable</b>

Performance outcomes	Acceptable outcomes	Applicant Response
	Aquatic weeds are managed to achieve a low percentage of coverage of the water surface area, and pests and vectors are managed through design and maintenance.	The proposal is solely for reconfiguring a lot.
<b>Wastewater discharge</b>		
<b>PO7</b> Discharge of wastewater to waterways, or off site: (a) meets best practice environmental management; (b) is treated to: (i) meet water quality objectives for its receiving waters; (ii) avoid adverse impact on ecosystem health or waterway health; (iii) maintain ecological processes, riparian vegetation and waterway integrity; (iv) offset impacts on high ecological value waters.	<b>AO7.1</b> A wastewater management plan is prepared and addresses: (a) wastewater type; (b) climatic conditions; (c) water quality objectives; (d) best practice environmental management.	<b>Not applicable</b> The proposal is for reconfiguring a lot to facilitate creation of one additional rural residential lot. No wastewater would be generated by the proposal development.
	<b>AO7.2</b> The waste water management plan is managed in accordance with a waste management hierarchy that: (a) avoids wastewater discharge to waterways; or (b) if wastewater discharge cannot practicably be avoided, minimises wastewater discharge to waterways by re-use, recycling, recovery and treatment for disposal to sewer, surface water and ground water.	<b>Not applicable</b> The proposal is for reconfiguring a lot to facilitate creation of one additional rural residential lot. No wastewater would be generated by the proposal development.
	<b>AO7.3</b> Wastewater discharge is managed to avoid or	<b>Not applicable</b> The proposal is for reconfiguring a lot to facilitate

Performance outcomes	Acceptable outcomes	Applicant Response
	<p>minimise the release of nutrients of concern so as to minimise the occurrence, frequency and intensity of algal blooms.</p>	<p>creation of one additional rural residential lot. No wastewater would be generated by the proposal development.</p>
	<p><b>AO7.4</b></p> <p>Development in coastal catchments avoids or minimises and appropriately manages soil disturbance or altering natural hydrology and:</p> <p>(a) avoids lowering ground water levels where potential or actual acid sulfate soils are present;</p> <p>(b) manages wastewater so that:</p> <p>(i) the pH of any wastewater discharges is maintained between 6.5 and 8.5 to avoid mobilisation of acid, iron, aluminium and other metals;</p> <p>(ii) holding times of neutralised wastewater ensures the flocculation and removal of any dissolved iron prior to release;</p> <p>(iii) visible iron floc is not present in any discharge;</p> <p>(iv) precipitated iron floc is contained and disposed of;</p> <p>(v) wastewater and precipitates that cannot be contained and treated for discharge on site are removed and disposed of through trade waste or another lawful method.</p>	<p><b>Not applicable</b></p> <p>The proposal is for reconfiguring a lot only. No earthworks as proposed as part of this application.</p>
<b>Electricity supply</b>		

Performance outcomes	Acceptable outcomes	Applicant Response
<b>PO8</b> Development is provided with a source of power that will meet its energy needs.	<b>AO8.1</b> A connection is provided from the premises to the electricity distribution network; or <b>AO8.2</b> The premises is connected to the electricity distribution network in accordance with the Design Guidelines set out in Section D8 of the Planning scheme policy SC5 – FNQROC Regional Development Manual. Note - Areas north of the Daintree River have a different standard.	<b>Able to comply with AO8.1</b> The proposal is for reconfiguring a lot only. Confirmation of the provision of overhead electricity supply would be provided as part of a plan sealing application.
	<b>AO9.1</b> Pad-mount electricity infrastructure is: (a) not located in land for open space or sport and recreation purposes; (b) screened from view by landscaping or fencing; (c) accessible for maintenance.	<b>Not applicable</b> The proposal is for reconfiguring a lot for a single rural residential lot only.
<b>PO9</b> Development incorporating pad-mount electricity infrastructure does not cause an adverse impact on amenity.	<b>AO9.2</b> Pad-mount electricity infrastructure within a building, in a Town Centre is designed and located to enable an active street frontage. Note – Pad-mounts in buildings in activity centres should not be located on the street frontage.	<b>Not applicable</b> The proposal is for reconfiguring a lot for a single rural residential lot only.

Performance outcomes	Acceptable outcomes	Applicant Response
<b>Telecommunications</b>		
<b>PO10</b> Development is connected to a telecommunications service approved by the relevant telecommunication regulatory authority.	<b>AO10</b> The development is connected to telecommunications infrastructure in accordance with the standards of the relevant regulatory authority.	<b>Able to comply with AO10</b> The subject site is serviced by NBN's fixed wireless network.
<b>PO11</b> Provision is made for future telecommunications services (e.g. fibre optic cable).	<b>AO11</b> Conduits are provided in accordance with Planning scheme policy SC5 – FNQROC Regional Development Manual.	<b>Not applicable</b> The subject site is solely serviced by NBN's fixed wireless network.
<b>Road construction</b>		
<b>PO12</b> The road to the frontage of the premises is constructed to provide for the safe and efficient movement of: (a) pedestrians and cyclists to and from the site; (b) pedestrians and cyclists adjacent to the site; (c) vehicles on the road adjacent to the site; (d) vehicles to and from the site; (e) emergency vehicles.	<b>AO12.1</b> The road to the frontage of the site is constructed in accordance with the Design Guidelines set out in Sections D1 and D3 of the Planning scheme policy SC5 – FNQROC Regional Development Manual, for the particular class of road, as identified in the road hierarchy.	<b>Not applicable</b> The proposal for reconfiguring a lot does not require any new roads.
	<b>AO12.2</b> There is existing road, kerb and channel for the full road frontage of the site.	<b>Not applicable</b> The subject site is located within the Rural Residential Zone. There is no kerb and channel along the frontage of South Arm Drive.
	<b>AO12.3</b>	<b>Able to comply with AO12.3</b>

Performance outcomes	Acceptable outcomes	Applicant Response
	Road access minimum clearances of 3.5 metres wide and 4.8 metres high are provided for the safe passage of emergency vehicles.	South Arm Drive is an existing gazetted and constructed road of sufficient width to facilitate emergency vehicle access to the subject site.
<b>Alterations and repairs to public utility services</b>		
<b>PO13</b> Infrastructure is integrated with, and efficiently extends, existing networks.	<b>AO13</b> Development is designed to allow for efficient connection to existing infrastructure networks.	<b>Able to comply with AO13</b> Sufficient capacity exists within Council's reticulated water supply network to facilitate connection of one additional rural residential lot as part of this proposed development.
<b>PO14</b> Development and works do not affect the efficient functioning of public utility mains, services or installations.	<b>AO14.1</b> Public utility mains, services and installations are not required to be altered or repaired as a result of the development; or <b>AO14.2</b> Public utility mains, services and installations are altered or repaired in association with the works so that they continue to function and satisfy the relevant Design Guidelines set out in Section D8 of the Planning scheme policy SC5 – FNQROC Regional Development Manual.	<b>Complies with AO14.1</b> The proposal for reconfiguring a lot for the creation of one additional rural residential lot would not require alterations to public utility mains.
<b>Construction management</b>		
<b>PO15</b> Work is undertaken in a manner which minimises	<b>AO15</b> Works include, at a minimum:	<b>Not applicable</b> The proposal is for reconfiguring a lot only. No

Performance outcomes	Acceptable outcomes	Applicant Response
adverse impacts on vegetation that is to be retained.	(a) installation of protective fencing around retained vegetation during construction; (b) erection of advisory signage; (c) no disturbance, due to earthworks or storage of plant, materials and equipment, of ground level and soils below the canopy of any retained vegetation; (d) removal from the site of all declared noxious weeds.	construction proposed or required as part of this application.
<b>PO16</b> Existing infrastructure is not damaged by construction activities.	<b>AO16</b> Construction, alterations and any repairs to infrastructure is undertaken in accordance with the Planning scheme policy SC5 – FNQROC Regional Development Manual.  Note - Construction, alterations and any repairs to State-controlled roads and rail corridors are undertaken in accordance with the Transport Infrastructure Act 1994.	<b>Not applicable</b> The proposal is for reconfiguring a lot only. No construction proposed or required as part of this application.
<b>For assessable development</b>		
<b>High speed telecommunication infrastructure</b>		
<b>PO17</b> Development provides infrastructure to facilitate the roll out of high speed telecommunications infrastructure.	<b>AO17</b> No acceptable outcomes are prescribed.	<b>Not applicable</b> The proposal is for reconfiguring a lot only. No telecommunications infrastructure would be required to service the proposal.
<b>Trade waste</b>		

Performance outcomes	Acceptable outcomes	Applicant Response
<b>PO18</b> Where relevant, the development is capable of providing for the storage, collection treatment and disposal of trade waste such that: (a) off-site releases of contaminants do not occur; (b) the health and safety of people and the environment are protected; (c) the performance of the wastewater system is not put at risk.	<b>AO18</b> No acceptable outcomes are prescribed.	<b>Not applicable</b> The proposal is for reconfiguring a lot only.
<b>Fire services in developments accessed by common private title</b>		
<b>PO19</b> Hydrants are located in positions that will enable fire services to access water safely, effectively and efficiently.	<b>AO19.1</b> Residential streets and common access ways within a common private title places hydrants at intervals of no more than 120 metres and at each intersection. Hydrants may have a single outlet and be situated above or below ground.	<b>Not applicable</b> The proposal is for reconfiguring a lot only. There is no common private title associated with this proposal.
	<b>AO19.2</b> Commercial and industrial streets and access ways within a common private title serving commercial properties such as factories and warehouses and offices are provided with above or below ground fire hydrants located at not more than 90 metre intervals and at each intersection. Above ground fire hydrants have dual-valved outlets.	<b>Not applicable</b> The proposal is for reconfiguring a lot only. There is no common private title associated with this proposal.

Performance outcomes	Acceptable outcomes	Applicant Response
<p><b>PO20</b></p> <p>Hydrants are suitable identified so that fire services can locate them at all hours.</p> <p>Note – Hydrants are identified as specified in the Department of Transport and Main Roads Technical Note: 'Identification of street hydrants for fire fighting purposes' available under 'Publications'.</p>	<p><b>AO20</b></p> <p>No acceptable outcomes are prescribed.</p>	<p><b>Not applicable</b></p> <p>The proposal is for reconfiguring a lot only. There is no common private title associated with this proposal.</p>

## **9.4.6 Landscaping code**

### **9.4.6.2 Application**

- (1) This code applies to assessing:
  - (a) operational work which requires a compliance assessment as a condition of a development permit; or
  - (b) a material change of use or reconfiguring a lot if:
    - (i) assessable development where this code is identified in the assessment criteria column of the table of assessment;
    - (ii) impact assessable development, to the extent relevant.
- (2) When using this code, reference should be made to Part 5 (2).

### **9.4.6.2 Purpose**

- (1) The purpose of the Landscaping code is to assess the landscaping aspects of a development.
- (2) The purpose of the code will be achieved through the following overall outcomes:
  - (a) The tropical, lush landscape character of the region is retained, promoted and enhanced through high quality landscape works;
  - (b) The natural environment of the region is enhanced;
  - (c) The visual quality, amenity and identity of the region is enhanced;
  - (d) Attractive streetscapes and public places are created through landscape design;
  - (e) As far as practical, existing vegetation on site is retained, and protected during works and integrated with the built environment;
  - (f) Landscaping is provided to enhance the tropical landscape character of development and the region;
  - (g) Landscaping is functional, durable, contributes to passive energy conservation and provides for the efficient use of water and ease of ongoing maintenance;
  - (h) Landscaping takes into account utility service protection;
  - (i) Weed species and invasive species are eliminated from development sites;
  - (j) Landscape design enhances personal safety and incorporates CPTED principles.

### **9.4.6.3 Criteria for assessment**

**Table 9.4.4.3.a – Landscaping code –assessable development**

Performance outcomes	Acceptable outcomes	Applicant response
<b>For self-assessable and assessable development</b>		
<b>Landscape design</b>		
<b>PO1</b> Development provides landscaping that contributes to and creates a high quality landscape character for the site, street and local areas of the Shire by: <ul style="list-style-type: none"> <li>(a) promoting the Shire's character as a tropical environment;</li> <li>(b) softening the built form of development;</li> <li>(c) enhancing the appearance of the development from within and outside the development and makes a positive contribution to the streetscape;</li> <li>(d) screening the view of buildings, structures, open storage areas, service equipment, machinery plant and the like from public places, residences and other sensitive development;</li> <li>(e) where necessary, ensuring the privacy of habitable rooms and private outdoor recreation areas;</li> <li>(f) contributing to a comfortable living environment and improved energy efficiency, by providing shade to reduce glare and heat absorption and re-radiation from buildings,</li> </ul>	<b>AO1</b> Development provides landscaping: <ul style="list-style-type: none"> <li>(a) in accordance with the minimum area, dimensions and other requirements of applicable development codes;</li> <li>(b) that is designed and planned in a way that meets the guidelines for landscaping outlined in Planning Scheme Policy SC6.7 – Landscaping;</li> <li>(c) that is carried out and maintained in accordance with a landscaping plan that meets the guidelines for landscaping outlined in Planning Scheme Policy SC6.7 – Landscaping.</li> </ul> <p>Note - Planning scheme policy SC6.7 – Landscaping provides guidance on meeting the outcomes of this code. A landscape plan submitted for approval in accordance with the Planning policy is one way to achieve this outcome.</p>	<b>Not applicable</b> The proposed development is for reconfiguring a lot for the creation of one additional rural residential lot only. No landscaping is required or proposed as part of this application.

Performance outcomes	Acceptable outcomes	Applicant response
<p>parking areas and other hard surfaces;</p> <p>(g) ensuring private outdoor recreation space is useable;</p> <p>(h) providing long term soil erosion protection;</p> <p>(i) providing a safe environment;</p> <p>(j) integrating existing vegetation and other natural features of the premises into the development;</p> <p>(k) not adversely affecting vehicular and pedestrian sightlines and road safety.</p>		
<b>For assessable development</b>		
<b>PO2</b> Landscaping contributes to a sense of place, is functional to the surroundings and enhances the streetscape and visual appearance of the development.	<b>AO2.1</b> No acceptable outcomes are specified. Note - Landscaping is in accordance with the requirements specified in Planning scheme policy SC6.7 – Landscaping.	<b>Not applicable</b> The proposed development is for reconfiguring a lot for the creation of one additional rural residential lot only. No landscaping is required or proposed as part of this application.
	<b>AO2.2</b> Tropical urbanism is incorporated into building design. Note – ‘Tropical urbanism’ includes many things such as green walls, green roofs, podium planting and vegetation incorporated into the design of a building.	<b>Not applicable</b> The proposed development is for reconfiguring a lot for the creation of one additional rural residential lot only. No landscaping is required or proposed as part of this application.
<b>PO3</b> Development provides landscaping that is , as far as practical, consistent with the existing desirable landscape character of the area and protects trees, vegetation and other features of ecological,	<b>AO3.1</b> Existing vegetation on site is retained and incorporated into the site design, wherever possible, utilising the methodologies and principles outline in AS4970-2009 Protection of	<b>Complies with AO3.1</b> Whilst the subject site has been historically cleared, existing vegetation would be retained as part of this proposal.

Performance outcomes	Acceptable outcomes	Applicant response
recreational, aesthetic and cultural value.	Trees on Development Sites.	
	<b>AO3.2</b> Mature vegetation on the site that is removed or damaged during development is replaced with advanced species.	<b>Not applicable</b> No vegetation is proposed for removal as part of this proposal for reconfiguring a lot.
	<b>AO3.3</b> Where there is an existing landscape character in a street or locality which results from existing vegetation, similar species are incorporated into new development.	<b>Not applicable</b> Adjoining properties have been historically cleared and the locality does not exhibit an existing landscape character.
	<b>AO3.4</b> Street trees are species which enhance the landscape character of the streetscape, with species chosen from the Planning scheme policy SC6.7 – Landscaping.	<b>Not applicable</b> The subject site is located within the Rural Residential Zone, there are no street trees within South Arm Drive.
<b>PO4</b> Plant species are selected with consideration to the scale and form of development, screening, buffering, streetscape, shading and the locality of the area.	<b>AO4</b> Species are selected in accordance with Planning scheme policy SC6.7 – Landscaping.	<b>Not applicable</b> The proposed development is for reconfiguring a lot for the creation of one additional rural residential lot only. No landscaping is required or proposed as part of this application.
<b>PO5</b> Shade planting is provided in car parking areas where uncovered or open, and adjacent to driveways and internal roadways.	<b>AO5</b> Species are selected in accordance with Planning scheme policy SC6.7 – Landscaping.	<b>Not applicable</b> The proposed development is for reconfiguring a lot for the creation of one additional rural residential lot only. No landscaping is required or proposed as part of this application.

Performance outcomes	Acceptable outcomes	Applicant response
<b>PO6</b> Landscaped areas are designed in order to allow for efficient maintenance.	<b>AO6.1</b> A maintenance program is undertaken in accordance with Planning scheme policy SC6.7 – Landscaping.	<b>Not applicable</b> The proposed development is for reconfiguring a lot for the creation of one additional rural residential lot only. No landscaping is required or proposed as part of this application.
	<b>AO6.2</b> Tree maintenance is to have regard to the 'Safe Useful Life Expectancy of Trees (SULE). Note – It may be more appropriate to replace trees with a SULE of less than 20 years (as an example), and replant with younger healthy species.	<b>Not applicable</b> The proposed development is for reconfiguring a lot for the creation of one additional rural residential lot only. No landscaping is required or proposed as part of this application.
<b>PO7</b> Podium planting is provided with appropriate species for long term survival and ease of maintenance, with beds capable of proper drainage.	<b>AO7.1</b> Podium planting beds are provided with irrigation and are connected to stormwater infrastructure to permit flush out.	<b>Not applicable</b> The proposed development is for reconfiguring a lot for the creation of one additional rural residential lot only. No landscaping is required or proposed as part of this application.
	<b>AO7.2</b> Species of plants are selected for long term performance designed to suit the degree of access to podiums and roof tops for maintenance.	<b>Not applicable</b> The proposed development is for reconfiguring a lot for the creation of one additional rural residential lot only. No landscaping is required or proposed as part of this application.
<b>PO8</b> Development provides for the removal of all weed and invasive species and implement on-going measures to ensure that weeds and invasive species do not reinfest the site and nearby premises.	<b>AO8</b> Weed and invasive species detected on a development site are removed in accordance with a management plan prepared by an appropriately qualified person.	<b>Able to comply with AO8</b> The applicant would ensure that any weed or invasive species are appropriately removed and/or managed on site.

Performance outcomes	Acceptable outcomes	Applicant response
<b>PO9</b> The landscape design enhances personal safety and reduces the potential for crime and vandalism.	<b>AO9</b> No acceptable outcomes are specified. Note - Planning scheme policy SC6.3 – Crime prevention through environmental design (CPTED) provides guidance on meeting this outcome.	<b>Not applicable</b> The proposed development is for reconfiguring a lot for the creation of one additional rural residential lot only. No landscaping is required or proposed as part of this application.
<b>PO10</b> The location and type of plant species does not adversely affect the function and accessibility of services and facilities and service areas.	<b>AO10</b> Species are selected in accordance with Planning scheme policy SC6.7 – Landscaping.	<b>Not applicable</b> The proposed development is for reconfiguring a lot for the creation of one additional rural residential lot only. No landscaping is required or proposed as part of this application.

## 9.4.7 Reconfiguring a lot code

### 9.4.7.1 Application

- (1) This code applies to assessing reconfiguring a lot if:
  - (a) assessable development where the code is an applicable code identified in the assessment criteria column of a table of assessment;
  - (b) impact assessable development, to the extent relevant.
- (2) When using this code, reference should be made to Part 5.

### 9.4.7.2 Purpose

- (1) The purpose of the Reconfiguring a lot code is to regulate development for reconfiguring a lot.
- (2) The purpose of the code will be achieved through the following overall outcomes:
  - (a) development results in a well-designed pattern of streets supporting walkable communities;
  - (b) lots have sufficient areas, dimensions and shapes to be suitable for their intended use taking into account environmental features and site constraints;
  - (c) road networks provide connectivity that is integrated with adjoining existing or planned development while also catering for the safe and efficient access for pedestrians, cyclists and for public transport;
  - (d) lots are arranged to front all streets and parkland such that development enhances personal safety, traffic safety, property safety and security; and contributes to streetscape and open space quality;
  - (e) development does not diminish environmental and scenic values, and where relevant, maintains and enhances public access and use of natural areas, rivers, dams, creeks and the foreshore, in a way that protects natural resources;
  - (f) people and property are not placed at risk from natural hazards;
  - (g) a range of functional parkland, including local and district parks, major areas of parkland with a region-wide focus and open space links are available for the use and enjoyment of residents and visitors to the region;
  - (h) the appropriate standard of infrastructure is provided.

### 9.4.7.3 Criteria for assessment

#### Table 9.4.7.3.a – Reconfiguring a lot code – assessable development

Performance outcomes	Acceptable outcomes	Applicant response
<b>General lot design standards</b>		
<b>PO1</b> Lots comply with the lot reconfiguration outcomes of the applicable Zone code in Part 5.	<b>AO1</b> No acceptable outcomes are prescribed.	<b>Complies with PO1</b> The proposed lots exceed the minimum lot size of 4,000m <sup>2</sup> for the Rural Residential Zone.
<b>PO2</b> New lots are generally rectangular in shape with functional areas for land uses intended by the zone.	<b>AO2</b> Boundary angles are not less than 45 degrees.	<b>Complies with AO2</b> Proposed Lots 1 and 2 are generally rectangular in shape and boundary angles exceed 45 degrees.
<b>PO3</b> Lots have legal and practical access to a public road.	<b>AO3</b> Each lot is provided with: (a) direct access to a gazetted road reserve; or (b) access to a gazetted road via a formal access arrangement registered on the title.	<b>Complies with AO3</b> Proposed Lots 1 and 2 are provided with direct access to Soth Arm Drive, a gazette and constructed local road (minor rural road).
<b>PO4</b> Development responds appropriately to its local context, natural systems and site features.	<b>AO4</b> Existing site features such as: (a) significant vegetation and trees; (b) waterways and drainage paths; (c) vistas and vantage points are retained and/or are incorporated into open space, road reserves, near to lot boundaries or as common property.	<b>Complies with AO4</b> The proposal would not adversely affect existing vegetation on the site. There are no waterways, drainage paths or vistas on the site.
<b>PO5</b> New lots which have the capability of being further reconfigured into smaller lots at a later date are designed to not compromise ultimate	<b>AO5</b> The ability to further reconfigure land at a later date is demonstrated by submitting a concept plan that meets the planning scheme	<b>Not applicable</b> The subject site is not suitable for further additional reconfiguration.




Performance outcomes	Acceptable outcomes	Applicant response
development outcomes permitted in the relevant zone.	requirements for the applicable Zone.	
<b>PO6</b> Where existing buildings or structures are to be retained, development results in: <ul style="list-style-type: none"> <li>(a) boundaries that offer regular lot shapes and usable spaces;</li> <li>(b) existing improvements complying with current building and amenity standards in relation to boundary setbacks.</li> </ul> Note - This may require buildings or structures to be modified, relocated or demolished to meet setback standards, resolve encroachments and the like.	<b>AO6</b> Development ensures setbacks between existing buildings or structures and proposed boundaries satisfy relevant building standards or zone code requirements, whichever is the greater.	<b>Complies with AO6</b> The proposed development would ensure that the setback from the outer most projection of the existing shed from the proposed common boundary is approximately 8m.
<b>PO7</b> Where rear lots are proposed, development: <ul style="list-style-type: none"> <li>(a) provides a high standard of amenity for residents and other users of the site and adjoining properties;</li> <li>(b) positively contributes to the character of adjoining properties and the area;</li> <li>(c) does not adversely affect the safety and efficiency of the road from which access is gained.</li> </ul>	<b>AO7.1</b> Where rear lots are to be established: <ul style="list-style-type: none"> <li>(a) the rear lot is generally rectangular in shape, avoiding contrived sharp boundary angles;</li> <li>(b) no more than 6 lots directly adjoin the rear lot;</li> <li>(c) no more than one rear lot occurs behind the road frontage lot;</li> <li>(d) no more than two access strips to rear lots directly adjoin each other;</li> <li>(e) access strips are located only on one side of the road frontage lot.</li> </ul>	<b>Not applicable</b> No rear lots would be created as part of this proposal.
	<b>AO7.2</b> Access strips to the rear lot have a minimum width dimension of:	<b>Not applicable</b> No rear lots would be created as part of this proposal.

Performance outcomes	Acceptable outcomes	Applicant response
	(a) 4.0 metres in Residential Zones. (b) 8.0 metres in Industrial Zones category. (c) 5.0 metres in all other Zones. Note - Rear lots are generally not appropriate in non-Residential or non-Rural zones.	
	<b>AO7.3</b> Access strips are provided with a sealed pavement of sufficient width to cater for the intended traffic, but no less than: (a) 3.0 metres in Residential Zone. (b) 6.0 metres in an Industrial Zone. (c) 3.5 metres in any other Zone.	<b>Not applicable</b> No rear lots would be created as part of this proposal.
<b>Structure plans</b> Additional requirements for: (a) a site which is more than 5,000m <sup>2</sup> in any of the Residential zones; or within these zones, and (b) creates 10 or more lots; or (c) involves the creation of new roads and/or public use land. or (d) For a material change of use involving: (i) preliminary approval to vary the effect of the planning scheme; (ii) establishing alternative Zones to the planning scheme. Note - This part is to be read in conjunction with the other parts of the code		
<b>PO8</b> A structure plan is prepared to ensure that neighbourhood design, block and lot layout, street	<b>AO8.1</b> Neighbourhood design, lot and street layout, and open space provides for, and integrates	<b>Not applicable</b> The proposal is for reconfiguring a lot to facilitate creation of one additional rural residential lot.

Performance outcomes	Acceptable outcomes	Applicant response
network and the location and provision on any open space recognises previous planning for the area and its surroundings, and integrates appropriately into its surroundings.	<p>with, any:</p> <ul style="list-style-type: none"> <li>(a) approved structure plan;</li> <li>(b) the surrounding pattern of existing or approved subdivision.</li> </ul> <p>Note - Planning scheme policy SC14– Structure planning provides guidance on meeting the performance outcomes.</p>	
	<p><b>AO8.2</b></p> <p>Neighbourhood design, lot and street layouts enable future connection and integration with adjoining undeveloped land.</p>	<p><b>Not applicable</b></p> <p>The proposal is for reconfiguring a lot to facilitate creation of one additional rural residential lot.</p>
<p><b>PO9</b></p> <p>Neighbourhood design results in a connected network of walkable streets providing an easy choice of routes within and surrounding the neighbourhood.</p>	<p><b>AO9.1</b></p> <p>Development does not establish cul-de-sac streets unless:</p> <ul style="list-style-type: none"> <li>(a) cul-de-sacs are a feature of the existing pattern of development in the area;</li> <li>(b) there is a physical feature or incompatible zone change that dictates the need to use a cul-de- sac streets.</li> </ul>	<p><b>Not applicable</b></p> <p>The proposal is for reconfiguring a lot to facilitate creation of one additional rural residential lot.</p>
	<p><b>AO9.2</b></p> <p>Where a cul-de-sac street is used, it:</p> <ul style="list-style-type: none"> <li>(a) is designed to be no longer than 150 metres in length;</li> <li>(b) is designed so that the end of the cul-de-sac is visible from its entrance;</li> <li>(c) provides connections from the top of the cul- de-sac to other streets for pedestrians and cyclists, where appropriate.</li> </ul>	<p><b>Not applicable</b></p> <p>The proposal is for reconfiguring a lot to facilitate creation of one additional rural residential lot.</p>

Performance outcomes	Acceptable outcomes	Applicant response
	<b>AO9.3</b> No more than 6 lots have access to the turning circle or turning-tee at the end of a cul-de-sac street.	<b>Not applicable</b> The proposal is for reconfiguring a lot to facilitate creation of one additional rural residential lot.
<b>PO10</b> Neighbourhood design supports diverse housing choices through block sizes and lot design. In developing areas, significant changes in lot size and frontage occur at the rear of lots rather than on opposite sides of a street.	<b>PO10</b> No acceptable outcomes are prescribed.	<b>Not applicable</b> The proposal is for reconfiguring a lot to facilitate creation of one additional rural residential lot.
<b>PO11</b> Provision of physical and social infrastructure in developing residential neighbourhoods is facilitated through the orderly and sequential development of land.  Note - Part 4 – Local government infrastructure plan may identify specific levels of infrastructure to be provided within development sites.	<b>AO11.1</b> New development adjoins adjacent existing or approved urban development.	<b>Not applicable</b> The proposal is for reconfiguring a lot to facilitate creation of one additional rural residential lot.
	<b>AO11.2</b> New development is not established beyond the identified Local government infrastructure plan area.	<b>Not applicable</b> The proposal is for reconfiguring a lot to facilitate creation of one additional rural residential lot.
<b>Urban parkland and environmental open space</b>		
<b>PO12</b> Where appropriate development maintains and enhances public access and use of natural areas, rivers, dams, creeks and the foreshore.	<b>AO12</b> No acceptable outcomes are prescribed.	<b>Not applicable</b> The proposal is for reconfiguring a lot to facilitate creation of one additional rural residential lot.
<b>PO13</b> Development provides land to: (a) meet the recreation needs of the	<b>AO13</b> No acceptable outcomes are prescribed.  Note - Part 4 – Priority infrastructure plan and Planning scheme policy SC14 – Structure Plans provides guidance in providing	<b>Not applicable</b> The proposal is for reconfiguring a lot to facilitate creation of one additional rural residential lot.

Performance outcomes	Acceptable outcomes	Applicant response
community; (b) provide an amenity commensurate with the structure of neighbourhoods and land uses in the vicinity; and adjacent to open space areas; (c) provide for green corridors and linkages.	open space and recreation land.	
<b>AO14</b> Lot size, dimensions, frontage and orientation permits buildings to be established that will facilitate casual surveillance to urban parkland and environmental open space.	<b>AO14.1</b> Urban parkland is regular in shape.	<b>Not applicable</b> The proposal is for reconfiguring a lot to facilitate creation of one additional rural residential lot.
	<b>AO14.2</b> At least 75% of the urban parkland's frontage is provided as road.	<b>Not applicable</b> The proposal is for reconfiguring a lot to facilitate creation of one additional rural residential lot.
	<b>AO14.3</b> Urban parkland and environmental open space areas are positioned to be capable of being overlooked by surrounding development.	<b>Not applicable</b> The proposal is for reconfiguring a lot to facilitate creation of one additional rural residential lot.
	<b>AO14.4</b> Surrounding lots are orientated so that facades will front and overlook the urban parkland and environmental open space.	<b>Not applicable</b> The proposal is for reconfiguring a lot to facilitate creation of one additional rural residential lot.
	<b>AO14.5</b> The number of lots that back onto, or are side-orientated to the urban parkland and environmental open space is minimised.	<b>Not applicable</b> The proposal is for reconfiguring a lot to facilitate creation of one additional rural residential lot.

Performance outcomes	Acceptable outcomes	Applicant response
	 <p>Inconsistent design solution - low total number of lots complying with the acceptable outcomes.</p>  <p> Lots orientated to front and overlook park to provide casual surveillance.</p> <p>Consistent design solution - high total number of lots complying with the acceptable outcomes.</p>	
<b>Private subdivisions (gated communities)</b>		
<b>PO15</b> Private subdivisions (gated communities) do not compromise the establishment of connected and integrated infrastructure and open space networks.	<b>PO15</b> No acceptable outcomes are prescribed.	<b>Not applicable</b> The proposal is for reconfiguring a lot to facilitate creation of one additional rural residential lot.

Performance outcomes	Acceptable outcomes	Applicant response
<b>Additional requirements for reconfiguration involving the creation of public streets or roads</b>		
<b>PO16</b> The function of new roads is clearly identified and legible and provides integration, safety and convenience for all users.	<b>AO16</b> No acceptable outcomes are prescribed. Note - The design and construction standards are set out in Planning scheme policy SC5 – FNQROC Regional Development Manual, with reference to the specifications set out in Sections D1 and D3.	<b>Not applicable</b> The proposal is for reconfiguring a lot only. No new roads are required.
<b>PO17</b> Street design supports an urban form that creates walkable neighbourhoods. Street design: (a) is appropriate to the function(s) of the street; (b) meets the needs of users and gives priority to the needs of vulnerable users.	<b>AO17</b> No acceptable outcomes are prescribed.	<b>Not applicable</b> The proposal is for reconfiguring a lot only. No new roads are required.
<b>Public transport network</b>		
<b>PO18</b> Development provides a street pattern that caters for the extension of public transport routes and infrastructure including safe pedestrian pick-up and set-down up facilities.	<b>AO18</b> No acceptable outcomes are prescribed.	<b>Not applicable</b> The proposal is for reconfiguring a lot only. No new roads are required.
<b>Pest plants</b>		
<b>PO19</b> Development activities and sites provide for the removal of all pest plants and implement ongoing measures to ensure that pest plants do not	<b>AO19</b> Pest plants detected on a development site are removed in accordance with a management plan prepared by an appropriately qualified person	<b>Able to comply with AO19</b> The applicant would ensure that any pest plants identified on the subject site are appropriately managed and removed. No earthworks are

Performance outcomes	Acceptable outcomes	Applicant response
<p>reinfest the site or nearby sites.</p> <p>Editor's note - This does not remove or replace all land owner's obligations or responsibilities under the Land Protection (Pest and Stock Route Management) Act 2002.</p>	<p>prior to earthworks commencing.</p> <p>Note - A declaration from an appropriately qualified person validates the land being free from pest plants.</p> <p>Declared pest plants include locally declared and State declared pest plants.</p>	<p>proposed as part of this application.</p>